

Clayton Woodward

Dated JUNE 1, 1887

Abstract of Title

Lizzie ^{TO} *Woodward*

N.W. $\frac{1}{4}$; N.E. $\frac{1}{4}$ of S.W. $\frac{1}{4}$, S. $\frac{1}{2}$ of
S.W. $\frac{1}{4}$ of Section 35;

E. $\frac{1}{2}$ of S.W. $\frac{1}{4}$ and W. $\frac{1}{2}$ of
S. E. $\frac{1}{4}$ of Section 26

T. 8 N. R. 9 W., M.D.M.

in

Sonoma County, California.

continued to Sept. 13, 1906

F. G. NAGLE,

SEARCHER OF RECORDS,

SANTA ROSA, SONOMA COUNTY,

CALIFORNIA.

78

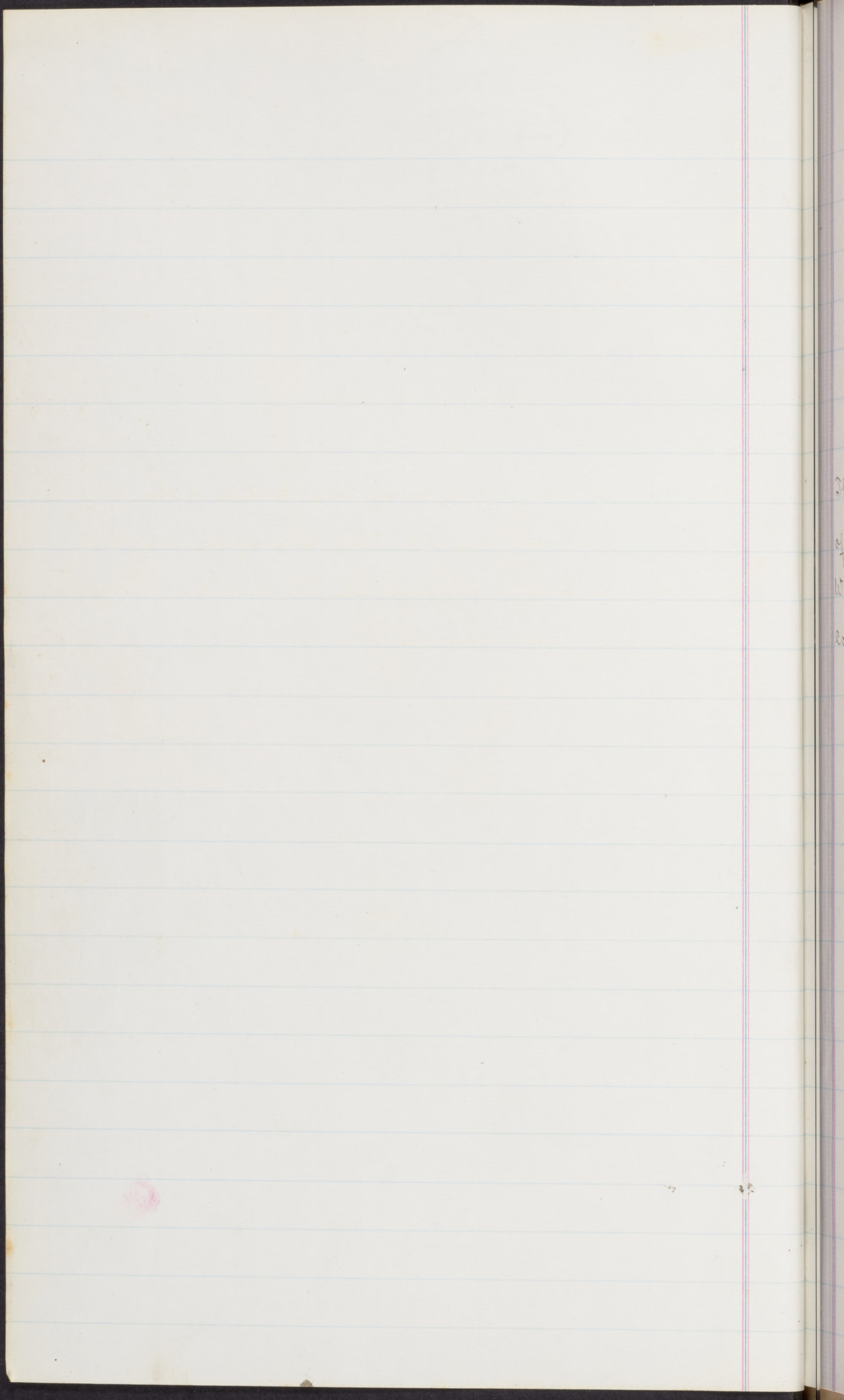
F. G. NAGLE
Searcher of Records

SANTA ROSA
Sonoma County, Cal.

F. G. NAGLE
Searcher of Records

SANTA ROSA
Sonoma County, Cal.

1988-11



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Abstract of Title

to

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of the $SW\frac{1}{4}$ of Sec 35. The $E\frac{1}{2}$ of the $SW\frac{1}{4}$ &
 $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Sec 26. Tp 8 N. R. 9 W. M. 5. M.
containing 440 acres.

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Contents

Heading			Pages
Contents			1
Map			2
United States	to Isaac P. Smith	Patent	3
Isaac P. Smith	" Leonidas Laughlin	Deed	4
Leonidas Laughlin	" Isaac P. Smith	"	6
United States	" Isaac P. Smith	Patent	8
Probate Proceedings			10
United States	" John B. Crisp	Patent	14
Do	" Do	do	28
John B. Crisp	" Lucinda J. Smith	Deed	30
Mrs L. J. Smith	" Christopher C. Grove	Lease	32
Probate Proceedings			34
State & County Taxes			38
Continuation			
Estate Lucinda J. Smith	Probate Proceedings		44
John B. Crisp	to Fannie S. Downing	Deed	46
Fannie S. Downing	to Savings Bank & R.	Mtg	54
Est. Lucinda J. Smith	Decree of Distribution		56
Fannie S. Downing	to Savg. Bk of S. R.	Mtg	58
Do	to J. H. Forsyth	Lease	64
Taxes to			66
J. W. Leigh - Receiver	to Isaac P. Smith	Receipt	68

2/2

I N D E X .

Page.	Grantors.		Grantees.	Insts.
70	Continuation	of	Abstract of title.	
71	The U.S.A.	to	Isaac P.Smith.	Patent
73	Downing, Fannie S.	to	S.J.Clark.	Deed
74	Clark, Stephen J.	to	Samuel Talmadge.	Mortg.
75	" " "	to	" "	"
76	" S.J.	to	Horst Bros.	C.Mortg.
77	" Stephen J.	to	Samuel Talmadge.	Mortg.
78	" " " ,dec'd.		Estate of	Probate.
90	" " " "		" "	Decree.
94	Whiting, Ida R., etal.	to	Jas.E.Clark, etal.	Deed
96	" " " "	to	" " " "	"
97	Clark, Jas.E., etal.	to	Ida R.Whiting.	Mortg.
98	" ,Lucina M., dec'd.		Estate of	Probate
109	" " " "		" "	Decree
112	" Leroy M.	to	James E.Clark.	Lease.
114	" J.E.& wife.	to	W.P.Slusser.	Deed.
116	Whitney, Ida R.	to	State of Cal.	Tax Sale
117	Clark, Leroy M.	to	Jas.E.Clark.	Deed.
118	State & County Taxes.			Taxes.

Page.	Grantee.	Grantee.	Index.
70	Continuation	of Abstract of title.	
71	The U.S.A.	to Jesse F. Smith.	Abstract
72	Downing, Fannie R.	to E. J. Clark.	Deed
73	Clark, Stephen J.	to Samuel T. Johnson.	Deed
74	"	"	"
75	"	"	"
76	"	to E. J. Clark.	Deed
77	"	to Samuel T. Johnson.	Deed
78	"	to Jesse F. Smith.	Deed
79	"	"	"
80	"	"	"
81	Clark, Ida H., et al.	to J. E. Clark, et al.	Deed
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83	Clark, J. E., et al.	to Ida H. Clark.	Deed
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The United States
 of America
 to
Isaac P Smith

Examined

Patent

Dated

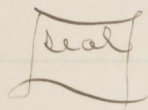
Nov 1-1862

Whereas in pursuance of the Act of Congress approved March 3^d 1855 entitled "An act in addition to certain Acts granting Bounty Land to certain Officers and Soldiers who have been engaged in the military service of the United States" there has been deposited in the General Land Office warrant No 86.591 for 120 acres in favor of Isaac P Smith private Captain Hedges's Company California Volunteers war with Mexico with evidence that the same has been duly located upon the N. E. $\frac{1}{4}$ of the S. W. $\frac{1}{4}$ and the S. $\frac{1}{2}$ of the S. W. $\frac{1}{4}$ of Sec. 35 in Tp 8. N R 9. W. M. D. M in the District of lands subject to sale at San Francisco California Containing 120 acres according to the Official Plat of the survey of the said land returned to the General Land Office by the Surveyor General, the said warrant having been

located in favor of the said Isaac P. Smith
 Now Know Ye That there is therefore granted
 by the United States unto the said Isaac P.
 Smith and to his heirs the tract of land
 above described to have and to hold the
 said tract of land with the appurtenances
 thereof unto the said Isaac P. Smith and to
 his heirs and assigns forever.

{signed}

By the President

 Seal

Andrew Johnson

By Frank Cowan Sec'y

Recorded Vol 356 page 96.

J N Grainger Recorder of the
 General Land Office.

Recorded

Dec 4-1871

in Liber A. of Patents page 576.

Sonoma County Records

Isaac P. Smith

to

Leonidas Laughlin

Deed

Dated

Nov. 4 - 1865

Cons. \$300-

50 cents U.S. int. rev Stamp

Do grant bargain sell quit claim and convey unto the said party of the second and to his heirs and assigns forever, all the right title and interest of the said party of the first part to all that piece, tract or tracts of Land situated in said County of Sonoma State aforesaid known and described as the N. E. $\frac{1}{4}$ of the S. W. $\frac{1}{4}$ of Sec 26 and the N. W. $\frac{1}{4}$ of the S. E. $\frac{1}{4}$ of said Sec. 26 in Township 8 N. R. 9 W. of M. D. M.

{ Signed }

Isaac P. Smith

Seal

Acknowledged < properly >

Nov 4 - 1865

Seal

before Wm L Anderson Co Clerk

Sonoma County

Recorded

Nov 4 - 1865

in Liber 18 of deeds page 67

Sonoma County Records.

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Leoidas Laughlin

to

Isaac B. Smith

Deed

Dated

July 2^d 1873.

cons \$1300-

Does grant bargain sell &c unto the said party of the second part and to his heirs and assigns forever all his right title and interest in and to that certain piece parcel or tract of land situated in said Sonoma County and State of California Known and described as the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec 26 and the N.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of said Sec 26 in Township no 8 N. of R. No. 9 W. of M.D.M.

{ Signed } L. Laughlin { Seal }

Acknowledged { by Leoidas Laughlin } July 2. 1873

{ Seal }

before Wm R Morris Clerk

Sonoma Co

by Geo B Noonan Dep Clerk

Recorded

July 2- 1873

in Liber 40 of Deeds page 399

Sonoma County Records

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The United States of America
State of California
to
Isaac P. Smith

Examined

Patent

Dated

Feby 12 - 1879

Whereas the provisions of the several Acts of the Congress of the United States entitled "an Act to appropriate the proceeds of the sales of the Public Lands, and to grant Preemption Rights" approved September fourth eighteen hundred and forty one Five Thousand Acres of the Public Lands were granted to the State of California and an Act entitled "an Act to provide for the Survey of the Public Lands in California. The granting of preemption Rights therein and for other purposes" approved March third, 1853 Ten Sections of Land were granted for the erection of Public Buildings and Seventy two Sections for a Seminary of Learning also the Sixteenth and Thirtieth Sixth Section of each Township in said State also an Act entitled "an Act donating Public Lands to the several States and Territories which may provide colleges for the benefit of Agriculture

and the Mechanics arts" approved July 2nd 1862. One Hundred and Fifty Thousand Acres of the Public Lands were also granted to said State. And whereas the Legislature of the State of California, has provided for the sale and conveyance of said Lands by Statutes enacted from time to time, and whereas, it appears by the Certificate of the Register of the State Land Office No. 3638. issued in accordance with the provisions of law bearing date the First day of February 1879 that the tracts of Grant of Sixteenth and Thirty sixth Sections School Land hereinafter described have been duly and properly located in accordance with law and that Isaac P. Smith is entitled to receive a patent therefor. Now Therefore The State of California hereby grants to the said Isaac P. Smith and to heirs and assigns forever, the said tracts of land located as aforesaid and which are known and described as follows to wit:

N. W. $\frac{1}{4}$ of Sec 35 Township 8 N. Range 9 W. Mount Diablo Meridian containing 160 acres taken in lieu of One Hundred and Sixty acres

(Signed)

William F. Fisher

(Seal)

Governor of the State

attest

Thomas Beck

Secretary of State

Seal

Countersigned Wm Minnis

Register of State Land Office

RecordedJuly 14- 1884

in Liber E of Patents page 495

Sonoma County Records

I have been thinking of you
 and of the many things
 that have happened since
 we last met. I hope you
 are well and happy.

I have been thinking of you
 and of the many things
 that have happened since
 we last met. I hope you
 are well and happy.

I have been thinking of you
 and of the many things
 that have happened since
 we last met. I hope you
 are well and happy.

In the Matter of the
Estate of
Isaac Parsons Smith
Deceased

Probate Court
Sonoma Co. Cal
Reg. D. p
Case No. 1011

Probate Proceedings

1879

May 2

Will of Isaac Parsons Smith deceased
Recites - After all my just debts are
paid and discharged and also the expenses
of executing this my last testament, I
give &c to my beloved wife Lucinda Jane
Smith the whole of my property both
real and personal of which I may be
seized or possessed at the time of my
death for and during her natural life
and after her death to go to my daugh-
ter Mary Frances Smith and John Brit-
ton Crisp in equal portions. The said
John B Crisp now resides with me and
has been living with me for the last
fourteen years as one of my family
Now if the said John B Crisp shall
continue to live with me during my
life and after my death with my
wife &c in that case he will be entitled

to the half of my said property after the death of my wife, but if he does not so reside with us as above stated then he will take no interest or property under this my Will and the whole of my property after the death of my wife shall go to my said daughter &c &c

2nd I direct my executors to sell such of my personal and real estate as may be necessary to pay all my debts and the expenses of executing this Will if money which I may have on hand or is due me at the time of my death is insufficient to pay said debts and expenses. And I hereby empower said executors to sell said property at private sale if a sale becomes necessary without any order or direction by the Probate Court or any other Court. And when all my debts and the expenses of executing this Will are paid and my estate is fully settled up by my said executors or either of them the residue of my said estate shall pass from my said executors to the persons taking my estate under this Will without any

Order or decree of distribution or other proceedings in any Court and the personal and real estate shall be delivered to the said legatee &c or to their guardian if they are minors but the interest of the said John B Crisp shall remain in the hands of the said Guardian of said Crisp if I and my wife die before he arrives at maturity, until he arrives at the age of twenty one years and then to be delivered to him if by the provisions of this Will he is entitled thereto and if he is not entitled to the interest which proposed herein to be given to him then the said interest is to be delivered to my said daughter.

3rd I hereby nominate and appoint my wife Lucinda Jane Smith my Executrix and in the event she fails to qualify as such Executrix or if she die before this Will is fully executed I wish my brother Thomas M Smith to act as my executor &c and I hereby appoint Alex A Smith my brother to hold and manage the estate which said John B Crisp may be entitled under this Will until the said Crisp arrive at the age of twenty one years &c.

✓ Signed ✓

J B Smith

Witness

E E Farmer

A Thomas

1879

May 2

Petition for Probate of the Will of Isaac B Smith filed. Recites - That Isaac B Smith died on or about the 2nd day of April 1879 at the County of Sonoma and State aforesaid. That said deceased at the time of his death was a resident of the County of Sonoma &c and left estate in said County consisting of real and personal property. That the probable value and character of the said property are as follows. to wit: Real Estate \$15,000=

p.p.

2000-

That that estate and effects &c do not exceed the sum of \$17,000-. That said deceased left a will bearing date the - day of July 1874 in the possession of your petitioner which your petitioner believes and therefore alleges to be the last will and testament of said deceased &c. That your petitioner named in said Will as Executrix thereof

and your petitioner aged about 45 years residing at Sonoma County, Mary Ann Frances Smith now the wife of one Downing and John Britton Crier named therein are devisees &c. That the next of kin of said testatrix whom your petitioner is advised and believes and therefore alleges to be the heirs at law of said testator and the names ages &c of said heirs your petitioner aged about 45 years residing at Sonoma County.

Mary Ann Frances Downing formerly Mary Ann Frances Smith aged about twenty two years. That at the time said Will was executed to wit: on the said day of July 1874 the said testator was over the age of eighteen years to wit: of the age of fifty five years or thereabouts and was of sound and disposing mind and not acting under duress &c and was in every respect competent, by last Will to dispose of all his estate That said Will is in writing signed by the said testator and attested by said subscribing witnesses &c said witnesses at the time of attesting the execution

of said Will were and are now competent
 wherefore your petitioner prays that the
 said Will may be admitted to Probate
 and that Letters Testamentary be issued
 to your petitioner and for that purpose
 your Honor appoint a time for proving
 said Will and that all persons interested
 be notified and directed to appear &c

1879

May 2

Order appointing Monday May 26th 1879
 at 10 o'clock A.M. at the Court in the
 City of Santa Rosa as the time and place
 for proving said Will and that the Clerk
 and give notice by publication for not less
 than ten days prior to May 26th 1879
 and that subpoenas be issued to the sub-
 scribing witnesses to said Will and that
 citations be issued and served upon the
 heirs &c. filed and entered Min. O page 195

" " Notices issued

" 26 Proof of publication of notice of the time and
 place of proving will with printed copy
 attached duly verified by the oath of John
 F. Mulgrew principal Clerk of the Eureka
 Enterprise, a weekly Newspaper &c before D.W.
 Hudson N.P. Sonoma Co. - filed

" " Proof of mailing Notices of the time and place

for the Probate of the Will of Isaac P Smith
duly verified by the Oath of Joseph Kirk before
A & Shattuck Dep Clerk (printed copy attached)
filed

May 26 Testimony on Probate of Will - filed

" " Order admitting Will to probate and direct-
ing that letters testamentary issue thereon
to said petitioner Leecinda J Smith upon
giving Bond in the sum of \$3400-00

Filed & entered Min O. page 231

" " Certificate of proof of Will and facts found
signed by Jno G Bressley Probate Judge - filed and
Recorded

1879

June 19 Bond in the sum of \$3400- with H M White
and O B Espey as securities filed and recorded
in Book L. of Bonds page 503.

June 21 Letters testamentary issued to Leecinda Jane
Smith

" 27 Order of publication of Notice to Creditors at
least once a week for four successive weeks
filed and entered - Min O. page 277.

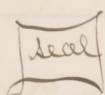
July 10 Inventory filed - Shows 320 acres of land
Known as the home place and other real estate
Inventory signed by C. S. Smythe, L. S. B Shusser
and R T Mitchell appraisers. To this inventory
is attached the following Certificate

In the Matter of the Estate Inventory and
of Isaac B Smith Deceased Appraisement

I, Robert A Thompson, County Clerk
of the County of Sonoma and Ex-Officio Clerk
of the Probate Court thereof, do certify that
Levi S B Slusser, R T Mitchell and Charles S.
Smith were duly appointed appraisers of the
Estate of said deceased by order of said
Probate Court duly entered on the 21st day
of June 1879

Witness my hand and the seal of said
Court this 21 day of June A D. 1879

R A Thompson Clerk



By James Anderson Deputy Clerk

1879

July 14

Order appointing Levi S B Slusser, R T Mitchell
and Charles S. Smith and further ordered
that this order be entered nunc pro tunc
this day as of June 21st 1879. Entered
Min O. page 300.

Aug 15

Proof of publication of Notice to Creditors
with printed copy attached, duly verified
by the Oath of J W Ragsdale Publisher of the
Santa Rosa Times, before R A Thompson Clerk
by James Anderson Deputy Clerk - filed

" "

Decree of due publication of Notice to Creditors
filed and entered Min O. page 328.

1882

Oct 12 Final account filed

" " Petition of Lucinda J Smith Executrix
 filed - Recites - That your petitioner was ap-
 pointed Executrix &c and thereupon entered
 upon the administration of the Estate &c
 That more than two years have elapsed
 since the appointment of your petitioner
 as such executrix and more than ten
 months have expired since the first pub-
 lication of said notice to Creditors. That
 your petitioner files herewith her accounts
 as such executor &c. That all the debts of
 said deceased and of said estate and all
 the expenses of administration thereof thus
 far incurred and all taxes &c have been
 paid and discharged and said estate
 is now in a condition to be closed &c
 &c. That the whole - said estate is commu-
 nity property. That the said Isaac P. Smith
 died testate &c leaving him surviving your
 petitioner and one daughter Mary Ann -
 Frances Smith and John B Crisp and
 adopted Son. That the said petitioner, said
 Mary Ann Frances Smith and said John B
 Crisp, are entitled to the residue of said
 estate in accordance with said will, as

follows; the whole of said estate to your petitioner for life then to said daughter - Mary Ann Frances Smith and John B Crisp in equal portions. Wherefore your petitioner prays that the administration of said estate may be brought to a close &c.

That after due notice given and proceedings had, the estate remaining in the hands of your petitioner as aforesaid may be distributed &c. the whole of said estate to your petitioner for life, then to said Mary Ann Frances Smith and John B Crisp in equal portions or that such other or further order may be made as is meet in the premises

1882

Oct 12

Order appointing Monday the 23rd day of Oct. 1882 at 10 o'clock A.M. be and the same is hereby appointed time and the Court Room of this Court Department 2 at Santa Rosa the place for hearing said petition and directing the Clerk of the Court to give notice by posting - filed and entered Min 3 page 231.

" 13

Proof of posting Notices with Copy of Notice filed

1884

June 26

Decree settling final account filed and

1884

June 26

entered Min 5 page 232

Decree of distribution filed - Recites - It is hereby Adjudged and Decreed that all the acts and proceedings of said Lucinda J Smith as the executrix of the will of said Isaac J Smith as appearing upon the records hereof be and the same is hereby approved and confirmed and the residue of said estate of Isaac J Smith deceased hereinafter particularly described &c be and the same is hereby distributed as follows to wit: An undivided half of the whole of the property of will estate of whatever character to Lucinda J Smith for and during her natural life and after her death in equal proportions share and share alike to Mary Ann Frances Downing formerly Smith, and John B Crisp, but if the said John B Crisp shall fail to live with said Lucinda J Smith during her natural life or should die without issue, the whole of said estate after the death of Lucinda - Smith to go to said Mary Ann Frances Downing, as provided in said will and the interest of said John B Crisp is hereby distributed subject to the above conditions. The following is a particular description

of the said residue of the said estate referred to in this decree and of which distribution is ordered adjudged and decreed as aforesaid to wit: the following real estate situate in Sonoma Co State of Cal: N.W $\frac{1}{4}$ of Sec 35 in Tp. 8 N.R. 9 W, also N.E $\frac{1}{4}$ of S. W $\frac{1}{4}$ and S. $\frac{1}{2}$ of S.W. $\frac{1}{4}$ of Sec 35 in Tp 8 N. R. 9 W. also N.E $\frac{1}{4}$ of S. W $\frac{1}{4}$ and N.W $\frac{1}{4}$ of S. E $\frac{1}{4}$ of Sec 26 Tp 8 N R 9 W. M.D.M. also an undivided one half interest in the W half of N.E. $\frac{1}{4}$ and the N.E $\frac{1}{4}$ of the N E $\frac{1}{4}$ of Sec 19 Tp 8 R 10 W and all lands known as the Home place and owned by said estate. That it appearing by the proofs to the Court that the above was Community property acquired by said I. I. Smith after his marriage with said Lucinda J. Smith the undivided half thereof is hereby decreed to be her interest in the said Community estate and is hereby distributed to her said Lucinda J. Smith as her sole property &c. to her in fee. the other undivided one half thereof being the estate distributed by this decree under direction of the Will of Isaac I. Smith as herein after provided. And it is further Ordered and Decreed, that the said Lucinda J. Smith

Returned

be fully and finally discharged from
 her trust as such Executor and that her
 surakies shall be hereby discharged &c
 Entered Min 5 page 232.

The United States
of America
to

John B. Crisp

Registers Certificate No 16. S. C. Scrip

No. B. 723 Subdivision No

Examined

Patent

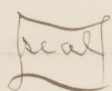
Dated

Dec 10-1880

Whereas, by virtue of the 3^d Section of the Act of Congress approved January 28th 1879 supplemental to the Acts approved June 22^d 1860 March 2^d 1867 and June 10th 1872 - there has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at San Francisco California, whereby it appears that Superior Court Scrip No B. 723. Subdivision No - for 80 acres has been located by John B. Crisp and his claim thereby established and duly consummated in conformity to law for the E. 1/2 of the S. W. 1/4 of Sec. 26. in Township 8 N of R 9 W of M. D. M. in California containing 80 acres according to the Official Plat of the Survey of the said Land returned to the General Land Office by the Surveyor

General. Now Know Ye that there is there-
 fore granted by the United States unto the
 said John B Crisp the tract of Land above
 described. To Have and to Hold the said tract
 of Land with the appurtenances thereof unto
 the said John B Crisp and to his heirs and
 assigns forever.

(Signed)



By the President R B Hayes

By Wm H Cook Secretary

S W Clark Recorder of the General Land Office

Recorded Vol 1 page 61.

Recorded

July 14 - 1884

in Liber E of Patents page 497

Sonoma County Records.

The United States
of America
to-

John B. Crisp

Register's Certificate No 15

S. C. Serip No B. 722

Subdivision No.

Examined

Patent

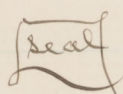
Dated

Dec 10 - 1880

Whereas by virtue of the 3^d Section of the Act of Congress approved January 28th 1879 Supplemental to the Acts approved June 22^d 1860 March 2^d 1867 and June 10th 1872 there has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at San Francisco California whereby it appears that Supreme Court Serip No B. 722 Subdivision No. for 80 acres has been located by John B. Crisp and his claim thereby established and duly consummated in conformity to law for the W¹/₂ of the S. E¹/₄ of Sec. 26 in Twp 8 N of R 9 W. M. D. M. in California containing 80 acres according to the Official Plat of the Survey of the said Land returned to the General Land Office by the Surveyor General. Now Know Ye, that there is therefore granted by the United States unto the said John B. Crisp the tract of Land above described. To Have

and to hold the said tract of Land with
the appurtenances thereof unto the said John
B Crisp and to his heirs and assigns forever

(Signed)

 Seal

By the President R B Hays

By Wm H Cook Secretary

S W Clark Recorder of the General Land Office

Recorded Vol 1. page 60.

Recorded

July 14 - 1884

in Liber E of Deeds page 498

Sonoma County Records

John B Crisp

to

Lucinda J. SmithDeedDatedJune 4 - 1881Cons \$500

Does by these presents grant bargain sell &c
unto the said party of the second part and to
her heirs and assigns forever all those cer-
tain lots pieces or parcels of land situate
lying and being in the County of Sonoma
State of California and bounded and par-
ticularly described as follows to wit: The
W. $\frac{1}{2}$ of the S. E. $\frac{1}{4}$ in Sec. No 26 Township 8
N. R. 9 W. M. 5. M. containing 80 acres.
Also the E. $\frac{1}{2}$ of the S. W. $\frac{1}{4}$ in Sec 26 Trop.
8 N. R. 9 W. M. 5. M. containing 80 acres.

{ Signed }

John B. Crisp LeafWitness A D LaughlinAcknowledged { properly }June 4 - 1881Real

before A D Laughlin N.P.

Sonoma County

Recorded

June 4 - 1881

in Liber 75 of Deeds page 150

Sonoma County Records.

Mrs. L. J. Smith
widow

to

Christopher C. Grove

Lease

Dated

April 30 - 1886

Does by these presents lease + demise unto the said party of the second part, all that certain tract of land situated in Russian River Township, County of Sonoma - State of Cal. Bounded on the North by land of W. H. White, East by land of O. A. Taylor + L. S. B. Slessor South by land of Jno A. Brown + West by land of L. S. B. Slessor + of Adams + containing 480 acres (also personal property named) with the appurtenances, for the term of three years from the first day of November 1885 at the aggregate rent or sum of \$2400- payable in Gold Coin of the United States &c. as follows viz: Four hundred dollars on the delivery of these presents Eight hundred dollars on Nov first 1886 Eight hundred dollars on Nov first 1887 + Four hundred dollars on Nov first 1888. and it is hereby agreed that if any rent

Shall be due and unpaid, or if default shall be made in any of the covenants herein contained then it shall be lawful for the said party of the first part to re-enter the said premises &c and the said party of the second part does hereby Covenant, promise and agree to pay the said party of the first part the said rent &c and not to let or under let the whole or any part of the said premises without the written consent of the said party of the first part and not to assign this lease without the written consent of the said party of the first part. It is understood that the fence on the line between lands of Taylor, Shesser and said Lessor is in a poor condition and liable to fall down at any time and in case the said fence shall fall down the Lessor is to replace the same at her own expense &c and that at the expiration of said term the said party of the second part will quit and surrender the said premises &c. That the party of the second part is not to cut any of the ~~immense~~ growing trees or timber upon said ranch but may for the purpose of fire wood only

Cut the Willows along the Creek and all
the down or fallen wood &c.

{ Signed }

L J Smith

[seal]

C C Grove

[seal]

Witness to Signature of C C Grove

F J Nagle

Witness to signature of L J Smith

Fannie S. Downing

Proven

May 7-1886

By the Oath of Fannie S Downing a
subscribing witness as to the Execution by
L J Smith widow before

[seal]

Before Holland Smith N D

San Francisco Cal

Recorded

May 13-1886

in Liber D of Leases pg 239

Sonoma Co Records

In the matter of the Estate
of
Lucinda J Smith, Deceased

Probate Court
Sonoma Co. Cal
Reg 2 page 144
Case No. 1595

Probate Proceedings

1886

Dec 8 Will of Lucinda J Smith deed filed
Recites 1st direct that my body be decently
buried &c.

2nd I give and bequeath all the property
of whatsoever character I may have at my
death to my daughter Mary Francis Down-
ing and in case she should die before me
then to heirs share and share alike.

3^d I hereby nominate and appoint as
the executor of this my last will and
testament Charles S. Smith and Henry White
and hereby give them as such executors
full power to sell real or personal property
if necessary without any order of Court
and at private sale if deemed by them
advisable.

4th I hereby revoke all former wills by
me made

Dec 8 Petition of Charles S. Smythe for the
Probate of the Will of Lucinda J Smith deceased

Respectfully shows

That Lucinda J Smith
 died on or about the - day of Nov. 1886 &c
 That said deceased at the time of her death
 was a resident of the County of Sonoma in
 said State of California and left estate in
 said County consisting of both real and
 personal property. That the probable value
 and character of the said property are
 as follows to wit: An undivided one half
 interest in 480 acres of land situated in
 Russian River Sonoma County California
 most all of which is in a cultivable con-
 dition and has a residence and the
 usual ranch improvements thereon &c.
 a house and lot in San Francisco Cal.
 and some vacant lots in same City &c
 That the estate and effects in respect of
 which the probate of the Will hereinafter
 mentioned is hereinafter after applied
 for does not exceed the sum of twenty
 thousand Dollars. That said deceased
 left a Will bearing date the 17th day of
 December 1884 in the possession of the
 petitioner which your petitioner believes
 and therefore alleges to be the last Will

and testament of said deceased &c
 That petitioner and Henry White &c are
 named in said Will as the Executors
 thereof and Mary Francis Downing aged
 about 30 years residing at San Francisco
 &c named therein as devisee, that the sub-
 scribing witnesses to said Will are A. H.
 Smith &c and Maggie Smith &c. That the
 next of Kin of said testatrix whom your
 petitioner is advised and believes and
 therefore alleges to be the heir at law of
 said testatrix and the names and age &c
 Mary Francis Downing aged about 30-
 years, residing at San Francisco State of
 Cal. That at the time said Will was
 executed &c The said Testatrix was over
 the age of 18 years to wit: of the age
 of 50 years or thereabouts and was of
 sound and disposing mind and not
 acting under duress &c. and was in
 every respect competent to dispose of his
 estate &c. That your petitioner named
 in said Will as executor thereof consents
 to act as such and he is advised that
 said H. White declines to act as such.
 Wherefore your petitioner prays that the

said Will may be admitted to probate and that letters testamentary be issued to your petitioner and that for that purpose this Court and the Clerk thereof appoint a time for proving said and that all persons interested be notified and directed to appear at the time appointed of approving the same &c.

1886

Dec 8 Order fixing Monday 20th day of Dec 1886 10. oc. a.m. at the Court room in Santa Rosa for the time and place of proving the last Will and Testament of Lucinda J Smith Deed and directing that notices be given thereof for 10 days before said 20th of Dec 1886. Filed and entered Min 7 page 536,
 " Notices issued. Copy filed

" 20 Declination of H M White and his consent to Charles S Smythe as executor, filed

" " Proof of Publication of the time and place for proving the Will of said Lucinda J Smith deed and for hearing the application of Charles S. Smith for letters Testamentary with printed Copy thereto attached duly verified by the Oath of A M Townsend Chief Clerk of the Santa Rosa Daily Democrat, filed

" " Order admitting Will to Probate and appointing

1886

Dec 20

Charles S Smythe Executor thereof and directing Letters Testamentary issue thereon to Petitioner, Filed in Min Book 7 page 534

Testimony on Probate of Will filed and recorded in Book 19. of Wills page 342
 Certificate of Proof of Will signed by John J Pressley Judge of the Superior Court attested by J F Mulgrew Clerk By H E. Carver Deputy Clerk - filed

" " Bond of Executor for \$7000 with F. S. Downing and Barclay as sureties - filed in Book 1 page 49.

" 22 Letters Testamentary issued to C. S. Smythe - filed in Book 1 page 27.

" 23 Order appointing R T Mitchell, John Espy and C J Ames appraisers - filed and entered in Min Book 7 page 563

" " Certificate of appointment issued

" " Order of Publication of Notice to Creditors filed and entered in Min Book 7 page 562

" 27 Order appointing Robert H Rodgers, J M Thomas and Vincent Bellman appraisers for City and Co of San Francisco filed and entered in Min Book 7 page 567.

" " Certificate of appointment issued

1887

Feb 9

Copy of Will of J T Smith

Mch 24

Inventory and appraisement with oaths of C. J. Ames, J H Esby and R T Mitchell filed - Shows following described property

An undivided $\frac{1}{2}$ interest in the following lands in Sonoma County Cal viz: The N. W $\frac{1}{4}$ and the S. $\frac{1}{2}$ of S. W. $\frac{1}{4}$ of and N. E. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec 35 Township 8 N R 9 W. M. 19 M. About 100 acres of said land is Bottom land valued at \$100- per acre appraised at \$5000-. 100 acres Hill land appraised at \$40- per acre $\frac{1}{2}$ interest \$3600- Also entire interest in E $\frac{1}{2}$ of S. W $\frac{1}{4}$ and W $\frac{1}{2}$ of S. E $\frac{1}{4}$ of Sec 26 Township 8 N of R 9 W M. 19 M. appraised at \$40- per acre \$6400- Total R.E. \$15000- and Personal Property.

Note: This does show all the real estate

State & County Taxes

For the fiscal years 1870-1

to

186 inclusive Paid

1887 are now a lien

No Mortgage, Judgment Lien or other incumbrance unsatisfied, of record, affecting the property under search, except as shown in the preceding Abstract of Title

Santa Rosa Cal. June 1st 1887

5. 02 P.M.

Ben S Wood

Searcher of Records.

Continuation
of the
Preceding Abstract of Title
Subsequent to

June 1st 1887.

By

F. G. Nagle

Searcher of Records.

In the Superior Court of Sonoma County.
 In the matter of the Estate of
 Lucinda J. Smith,
 deceased.

(Subsequent to March 24. 1887.)

Probate Register No 2 p. 144 - Case No 1595.

1887.

April 8.

Inventory and appraisement
 signed by the appraisers and
 verified by the Executor - filed
 Real Estate.

An undivided $\frac{1}{2}$ interest of the
 following lands in Sonoma County, viz
 $N.W.\frac{1}{4}$ & the $S.\frac{1}{2}$ of $S.W.\frac{1}{4}$ & $N.E.\frac{1}{4}$ of
 $S.W.\frac{1}{4}$ of Sec. 35 T. 8 N. of R. 9 W. M. 11

About 100 acres of said land is
 bottom land worth \$100⁰⁰ per acre

$\frac{1}{2}$ interest appraised at \$ 5000.00

The remaining 180 acres is
 hill land worth \$40⁰⁰ per acre

$\frac{1}{2}$ interest appraised at \$ 3600.00

also entire interest in $E.\frac{1}{2}$
 of $S.W.\frac{1}{4}$ and $W.\frac{1}{2}$ of $S.E.\frac{1}{4}$ Sec
 26 T. 8 N. R. 9 W.

appraised at \$40⁰⁰ per acre 6400.00

Total R. E. 15000.00

Personal property (enumerated) 4537.48
 \$ 19537.48

1887

The Certificate of appointment and oath of the appraisers, are attached to Inventory.

May 20 Claim of Savings Bank of Santa Rosa, allowed and approved for \$1710⁰⁰ Filed

June 21 Claim of Jno. Youngson, allowed & approved for \$17⁰⁰. Filed

Nov. 26 Final Ac, verified by Executor. Filed

" 28 Order fixing Saturday Decr. 10. 1887 at 10 o'clock a.m. for hearing final Ac.

Filed & Ent. P. Min Books 8 p. 619

" " Petition of C. S. Smyth, Executor, for an order of distribution of the Estate - Filed
Recites his appointment as Executor on Decr. 20. 1886; that on Decr. 22, 1886 he duly qualified as such Executor, and has ever since continued to administer said estate. -

That on March 26, 1887 and April 8 1887 he filed true inventories and appraisements of all the estate of said deceased.

That on Decr. 24. 1886 he published Notice to Creditors &c. - That more than ten months have elapsed since his

appointment as Executor, and more than 10 months have expired since the first publication of said notice to Creditors. - That on Nov^r. 26. 1887 he filed his final Aps as Executor, which said Aps are on final settlement and when settled, said estate will be ready for final distribution.

That all the debts of said deceased and of said estate, and all expenses of administration thus far incurred and all taxes against said estate have been paid, and said estate is now in a condition to be closed. -

That the residue of said estate now remaining in the hands of petitioner is fully set forth and described in the Schedule marked "A," hereunto annexed and made a part of this petition.

That the whole of said estate is the separate property of said Lucinda J. Smith. - That the said Lucinda J. Smith died testate in the City & County of San Francisco on Nov^r. 24th. 1886, but was at said time a resident of said County of Sonoma, leaving her surviving one child, Fannie S. Downing as her sole heir at law and as her sole

legatee. - That said Fannie S. Downing is the same person named in the will of deceased as Mary Francis Downing and in the will of Isaac P. Smith as Mary Ann Francis Smith.

That the said Fannie S. Downing is entitled to the whole of the residue of said estate, both personal and real.

Prays that the Administration of said estate may be closed, and that he be discharged from his trust as such Executor.

That after due notice given and proceedings had, the estate remaining in the hands of your petitioner as aforesaid may be distributed to said Fannie S. Downing.

(Sgd.)

C. S. Smyth

as Executor of the will of
Lucinda J. Smith, decd.

Schedule "A."

Property in Sonoma County, State of Cal^a.

An undivided one half interest in and to the N.W. $\frac{1}{4}$ and the S. $\frac{1}{2}$ of S.W. $\frac{1}{4}$ and the N. $\frac{1}{2}$ of S. $\frac{1}{4}$ all in Section 35 in T. 8 N. of R. 9 W. M. D. M.

The above land belonged to the Estate of the late Isaac P. Smith, deceased,

and was by this Court in the matter of his said estate heretofore distributed under his will, one undivided one half thereof to Lucinda J. Smith absolutely, and the other undivided one half to Lucinda J. Smith for life with remainder over to John Britton Crisp and Mary Ann Francis Downing, the latter being the daughter of deceased, and the same person as the Mary Francis Downing named in the Will of Lucinda J. Smith, in equal proportions, share and share alike.

That the said John Britton Crisp has heretofore conveyed to the said Mary Francis Downing, under and in the name of Fannie S. Downing, by which name she is generally known, all his interest whatsoever in the said lands and in the Estate of said Isaac P. Smith and Lucinda J. Smith.

Also the E $\frac{1}{2}$ of S. N $\frac{1}{4}$ and the W $\frac{1}{2}$ of S. E $\frac{1}{4}$ of Section 26 in T. 8 N. of R. 9 W. M.D.M.

Also personal property (enumerated), also property, real & personal, in the City & County of San Francisco.

1887

Nov. 28 Order fixing Saturday Dec. 10. 1887 at 10 o'clock a.m. at the Court room in this Court in said County of Sonoma for hearing the petition for distribution

1887 and that the Clerk give notice thereof by causing notices to be posted in at least three public places in this Sonoma County, at least 10 days before said day of hearing according to law.

Filed & Ent'd. Mins 8-619.

Nov. 29 Proof of posting 3 notices of the time and place set for hearing the final ac. Filed

" " Affidavit of H. E. Carver, Deputy Co. Clerk, that on Nov. 29, 1887 he posted three notices in three different public places in Sonoma County, of the time and place set for hearing the petition of C. S. Smyth, Executor for an order of distribution of the Estate of Lucinda J. Smith, dec'd.
Filed.

Dec. 10 Proof of Publication of Notice to Creditors, Filed

" " Decree of due Notice to Creditors. Ent'd. Mins 9/612

"It is ordered, adjudged and decreed that due and legal notice to the creditors of Lucinda J. Smith, deceased, has been given, that the same is established of record, and that this decree be entered in the minutes of this Court and recorded." —

1887.
Decr 10

Order allowing and settling final Ac.
Filed & Entd. Mins 9 p. 11.

" " Decree of distribution filed & Entered
Mins 9 p. 13.

(See Certified Copy, Book 110 of Deeds
page 308; on page 58 of this abstract.)

" " Final receipt of Fannie S. Downing - filed

" " Final discharge of Executor.

Filed & Entd. Mins 9 p. 13

1891.

Sept. 16 Admission of Service of Citation - filed

"I hereby admit service of a copy
of the order fixing the time and place
for the probate of the Will of Lucinda
J. Smith, deceased, and further admit
that I was present in court at the
hearing & consented to the probate of
said will. Fannie S. Downing."

un
 for
 for
 or
 the
 of
 cri
 qua
 the
 Sor
 qua
 hal
 and
 Eas
 No
 Wes
 Tan
 The
 sell
 the

John B. Crisp
To
 Fannie S. Downing

Deed.

Dated June 11. 1887

Cons: \$7250.⁰⁰

Does grant, bargain, sell &c., unto the said party of the second part, and to her heirs and assigns forever, all those certain lots, pieces or parcels of land, lying and being in the said County of Sonoma, State of California, and particularly described as follows: The North West quarter, the North East quarter of the South West quarter, and the South half of the South West quarter of Section 35 and the East half of the South West quarter, and the West half of the South East quarter of Section 26 and the North West quarter of the South West quarter of Section 35, all in Township 8 North, of Range 9 West, 7th Diablo Base and Meridian.

The party of the first part hereby sells, grants, bargains and conveys to the party of the second part

all his interest, claim, right, estate, demand, inheritance and legacy of whatever kind, character or description in and to any and all real and personal property belonging to the estate of the late Isaac P. Smith, and the estate of the late Lucinda J. Smith, and all claims, demands, and rights against each and both, said estates meaning hereby to sell, grant and convey to the party of the second part all interests in or demands against the two said estates of whatever kind, character or description.

(Signed) J. B. Crisp (Rec.)

Witness:

C. S. Smith.

Acknowledged June 14, 1887
before Care Spelling, N. P.
Sonoma County.

Recorded June 15, 1887
Book 106 of Deeds, Page 452.

Fannie S. Downing
To.

The Savings Bank of Santa Rosa,
a corporation, &c.

Mortgage.

Dated

June 11. 1887.

To secure payment of \$7500⁰⁰.

Mortgages, those certain lots, pieces, or parcels of land in Sonoma County, California, described as follows, to wit;

The N.W. qr. of Section 35; the N.E. qr. of the S.W. qr. and the South half of the S.W. qr. of Section 35 and the East half of the S.W. qr. and the West half of the S.E. qr. of Section 26 and the N.W. qr. of the S.W. qr. of Section 35, all in Township 8 North of Range 9 West, Mount Diablo Base and Meridian; Containing 480 Acres more or less.

Recorded

June 15. 1887.

Book 57 of Mortgages, page 13.

Satisfied on the margin of the Record
Decr 24. 1887.

Savings Bank of Santa Rosa
By Geo P. Noonan, Cashier.

Attest: A. P. Moore, County Recorder.

In the Superior Court of Sonoma
County, State of California.

In the matter of
the Estate of
Lucinda J. Smith,
deceased.

Decree of Distribution.

Dated

December 10. 1887.

C. S. Smythe, as the Executor of the Will of said Lucinda J. Smith deceased having on the 26th day of Novr. A. D. 1887 filed in this Court his petition, setting forth among other matters, that a final account of his administration of said will and estate had been filed in this Court, and that upon the settling of said final account, the said estate would be ready to be distributed and closed, and that a portion of said estate remained to be distributed to the legatee of said Lucinda J. Smith, deceased, and the said matter coming on regularly to be heard this 10th day of Decr. A. D. 1887, the Court proceeded to hear said petition; and it appearing

to the satisfaction of the Court that the final account of said executor has been by this Court allowed and settled, and that there is a residue of property belonging to said estate to be distributed, hereinafter described to the legatee of said deceased, and that said estate is in a condition to be closed.

And it appearing to the Court that due and legal notice of the hearing of the said petition has been given all persons interested in said matter by posting proper notices thereof by the Clerk of this Court for more than 10 days prior to this date in 3 of the most public places in said County of Sonoma, California, as required by law and the former order of this Court;

And it further appearing to the Court that the said Lucinda J. Smith died testate in the City and County of San Francisco, State of California on the 24th day of Novr. A. D. 188-, and that she was at the time of her said

death a resident of Sonoma County,
State of California..

That said deceased left surviving her only one child Fannie S. Downing, and no husband or the descendants of any child.

That the said Fannie S. Downing is the heir at law, she and she alone, of said deceased, and the said deceased by her will, heretofore duly probated in this Court, devised and bequeathed all of her estate to the said Fannie S. Downing..

That said Fannie S. Downing is the same person as the Mary Francis Downing named as the sole legatee in the will of said Lucinda J. Smith, deceased, and is the same person named Mary Francis Smith in the will of Isaac P. Smith, deceased, and Mary Ann Francis Downing in the decree of distribution in the matter of the estate of said Isaac P. Smith, deceased, rendered in this Court, on the 26th day of June, 1884, and that the said Fannie S. Downing is entitled to all

and singular the residue of the estate of said Lucinda J. Smith deceased, and the facts and law and the premises being by the Court duly considered..

It is hereby duly ordered, adjudged and decreed, that all the acts and proceedings of said C. S. Smythe as appears upon the records hereof be and the same are hereby approved and confirmed and the residue of said estate of Lucinda J. Smith, deceased, hereinafter particularly described and now remaining in the hands of said C. S. Smith, and any and all property not now known or discovered, which may belong to said estate or in which the said estate may have any interest, be and the same is hereby distributed as follows, to wit: the whole thereof to Fannie S. Downing in fee simple absolute.

The following is a particular description of the property - the said residue of said estate referred to in this decree and

of which distribution is ordered, adjudged and decreed as aforesaid to wit: The West half of the South East quarter, and the East half of the South West quarter, and the East half of the South West quarter, all in Section 26 in Township 8 North, of Range 9 West, Mt. Diablo Meridian.

Also the North West quarter and the South West quarter of Section 35 in Township 8, North, of Range 9 West, Mt. Diablo Meridian. All of the above lands being situate in Sonoma County, State of California.

Also personal property, (enumerated) all upon the above described lands and the residence of deceased situate thereon.

Also interest of deceased in a lease contract entered into by deceased, one C. C. Grove on 30th day of April A. D. 1886, which is recorded in Liber D of leases Page 239 of Sonoma County Records.

Also property in San Francisco. It is further ordered and decreed that said C. S. Smythe upon

payment and delivery of said residue as hereinbefore ordered to the said Fannie S. Downing, and upon filing due and proper vouchers and receipts therefor in this Court be fully and finally discharged from his trust as the executor of the Will of said Lucinda J. Smith, deceased, and that his sureties shall thereupon and thenceforth be discharged from all liability for his future acts.

Done in open Court this Dec. 10th, A.D. 1887.

(signed) John G. Pressley
Judge Superior Court
Sonoma County, Cal.

Endorsed:

Filed this 10 day of Dec. 1887

J. F. Mulgrew, Clerk

By H. E. Carver, Deputy Clerk.

Certified to be a true Copy Dec. 15. 1887

J. F. Mulgrew, County Clerk &c.
Sonoma County.

By H. E. Carver, Deputy Clerk.

Recorded

December 16. 1887

Book 110 of Deeds, Page 308.

Fannie S. Downing
To

Savings Bank of Santa Rosa,
a Corporation, &c.

Mortgage.

Dated

December 24, 1887

To secure Payment of
\$9,000.00 gold coin, one year, with
option of 3 years after date, with
interest at 8% per annum; payable
annually, and if not so paid to be
compounded, as per promissory note of even date herewith.
The mortgages are those certain lands
lying and being situate in the said
County of Sonoma, State of California,
and bounded and particularly de-
scribed as follows, to wit:

The North West quarter of Section
35; the North East quarter of South
West quarter; the South half of
South West quarter, all of Section
35; the East half of South West
quarter, and the West half of South
East quarter of Section 26, and the
North West quarter of South West
quarter of Section 35, all in
Township 8 North, of Range 9 West,

Mt. Diablo Meridian; containing
480 Acres, more or less.

(Signed) Fannie S. Downing. (Rec.)

Acknowledged

December 24, 1887

by Fannie S. Downing (widow)

before James H. Mc Gee, N. P.

Sonoma County.

Recorded

December 24, 1887

Book of Mortgages, p. 426.

Mrs Fannie S. Downing
To
 J. H. Forsyth.

Lease.

Dated

Nov 2. 1888.

Does lease and demise unto the said party of the second part, all that certain tract of land situate in Russian River Township, County of Sonoma, State of California, bounded on the North by land of W. H. White; East by land of D. A. Taylor and L. S. B. Slusser; South by land of John A. Brown; and West by lands of L. S. B. Slusser and one Adams, and containing 480 Acres, and known as the Isaac P. Smiths place; also the following personal property two plows, one harrow; one mower, one hay rake 487 head of sheep, 4 cows, 3 horses,

With the appurtenances for the term of one year from Nov 1st 1888, at the annual rent or sum of \$850⁰⁰ gold coin, cash in advance the payment of which is hereby acknowledged;

At the end of the term party of the second part to pay party of the first part \$117⁵⁰ as part of rent.

Second party not to let or underlet the

whole or any part of said premises, and is not to assign this lease nor the estate created by it to any one, without written consent of first party.

Any improvements made upon said premises by second party shall be at his own expense,

Second party not to cut any of the growing trees or timber upon said ranch, but he may for purposes of firewood only cut the willow along the Creek and use the down or fallen timber.

The increase of the sheep and cattle to be the property of second party.

The loss of said sheep by death from natural causes during the time of this lease is to be sustained equally by the parties hereto.

Second party to have the privilege of two years further lease after the expiration of this one upon same terms, provided first party does not sell said premises, the privilege to run from year to year, during such extra time and for not less than one year at a time.

In Witness etc.

(Signed) Fannie S. Downing (seal)
J. H. Forsythe (seal)

Witness:

James W. Bates.

Proven

Nov 3. 1888.

by the oath of the subscribing witness
before Emmet Seawell, N. P.

Sonoma County.

Recorded

Nov 3. 1888.

Book D of Leases, Page 568.

State & County Taxes.

Fiscal Years.

1887 to 1890

Paid

1891

are now due & payable

Fannie S. Downing \$55³²/₁₀₀

Savings Bank of Santa Rosa 103⁵⁰/₁₀₀ (Mortgage).

No judgment liens

Santa Rosa, October Twenty Ninth A.D. 1891 at
Two o'clock P.M.

J. G. Nagle
Searcher of Records.

J. W. Leigh
Receiver

To

Isaac P. Smith

Receivers Receipt

Dated

May 26, 1887.

N^o. 12708

Receivers office at San Francisco, Cal.

May 26th 1887.

Received from Isaac P. Smith of Sonoma
County, California, the sum of Fifty dollars
and — cents being in full for the North
West quarter of South West quarter of
Section N^o. 38 in Township N^o. 8 North
of Range N^o. 9 West, M. D. M. Containing
40 acres and — hundredths, at \$1²⁵
per acre.

J. W. Leigh

Receiver "

Recorded

Oct. 30. 1891

(at 20 min past 9 o'clock a.m.)

Book

Promiscuous Records page

Sonoma County Records.

—
J. G. Nagle
Searcher

C O N T I N U A T I O N

of

The preceding Abstract of Title

(Subsequent to Oct.30th,A.D.1891)

TO

All that certain lot of land situated in the County of Sonoma, State of California; and described as follows, to wit:-

The South West quarter of Section No.35 in Township No.8 North of Range No.9 West, M.D.M., Containing 160 acres of land.

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J. W. Knight
Receiver

CONTINUATION

THE PROCEEDING

(Subsequent to Oct. 30th, A.D. 1891)

Received of J. W. Knight, Receiver, Cal.

May 26th 1897

All that certain lot of land situated in the County of
Sonoma, State of California, and described as follows, to wit:-
The South East quarter of Section 22, in Township No. 8
North of Range No. 2 West, T. 8 N., R. 2 W., containing the same as land.

And further that the quarter of
Section 22, in Township No. 8 North
of Range No. 2 West, T. 8 N., R. 2 W., containing
the same as land, is the same as the

J. W. Knight
Receiver

Witness my hand and seal this 30th day of Oct. 1891

(in duplicate of said act)
Book *Official Records for*
San Francisco County

J. W. Knight
Receiver

The United States of America.

— To —

Certificate No. 12808.

Isaac P. Smith.

Land Patent.

Dated

Oct. 27th, 1890.

Whereas, Isaac P. Smith, of Sonoma County, California, has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at San Francisco, California, whereby it appears that full payment has been made by the said Isaac P. Smith, according to the provisions of the Act of Congress of the 24th of April, 1820, entitled, "An Act making further provision for the sale of the Public Lands", and the Acts supplemental thereto, for the North West quarter of the South West quarter of Section Thirty-Five in Township Eight North of Range Nine West of Mount Diablo Meridian in California, Containing Forty acres, according to the Official Plat of the Survey of the said Lands, returned to the General Land Office by the Surveyor General, which said Tract has been purchased by the said Isaac P. Smith.

Now, Know Ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant, unto the said Isaac P. Smith and to his heirs, the said tract above described; To Have and to Hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Isaac P. Smith and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts

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and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as provided by law; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

In Testimony Whereof, &c,

(Signed)

By the President,

(Seal)

Benjamin Harrison.

By Ellen Macfarland, Asst. Secretary.

J.R. Conwell,

Recorder of the General Land Office.

ad interim.

Recorded, Vol. 22, page 15.

Recorded

Oct. 28th, 1892.

Book "I" of Patents, page 6.

and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as provided by law; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals now or hereafter constructed by the authority of the United States.

In Testimony Whereof, &c.

(Signed)

By the President,

(Seal)

Benjamin Harrison.

By Ellen Westland, Asst. Secretary.

W. B. Conwell,

Recorder of the General Land Office.

at Washington.

Recorded, Vol. 22, page 12.

Oct. 22nd, 1892.

Recorded

Book "1" of Patents, page 2.

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Fannie S. Downing.

(widow)

To

S. J. Clark.

D E E D .

Dated

Oct. 30th, 1891.

Cons:-- \$2500.00

Does grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Sonoma, State of California; and bounded and particularly described as follows, to wit:--

The West half, ($W. \frac{1}{2}$), of Section Thirty-five (35) and the East half of the South West quarter ($E. \frac{1}{2}$ of $S.W. \frac{1}{4}$) and the West half of the South East quarter ($W. \frac{1}{2}$ of $S.E. \frac{1}{4}$) of Section Twenty six (26) all in Township Eight (8) North of Range Nine (9) West Mount Diablo Meridian, containing 480 acres of land, more or less, the same being known as the "Isaac P. Smith" place.

Together with all and singular, &c, &c,. To Have and to Hold, &c, unto the said party of the second part, and to his heirs and assigns forever in fee simple.

(Signed)

Fannie S. Downing.

(Seal)

Acknowledged

Oct. 30th, 1891.

Before Emmet Seawell, Notary Public,

Sonoma County, California.

Recorded

Oct. 30th, 1891.

Book No. 134 of Deeds, page 177.

Recorded Oct. 30th, 1891.

San Bernardino County, California.
Before Ernest Eschweiler, Notary Public,

Acknowledged Oct. 30th, 1891.

(Signed) Fannie S. Downing. (Seal)

heirs and assigns forever in fee simple.

hold, to, unto the said party of the second part, and to his
together with all and singular, to, to have and to

place.

land, more or less, the same being known as the "Lease P. Smith"

Nine (9) West Mount Diablo Meridian, containing 480 acres of

Twenty six (26) all in Township Eight (8) North of Range

West half of the South East quarter (E. 1/2 of S. E. 1/4) of Section

East half of the South West quarter (E. 1/2 of S. W. 1/4) and the

The West half (W. 1/2), of Section Thirty-five (35) and the

to wit:-

California; and bounded and particularly described as follows,

situate, lying and being in the County of San Bernardino, State of

forever, all those certain lots, pieces or parcels of land

said party of the second part, and to his heirs and assigns

Does Grant, bargain and sell, convey and confirm unto the

Cons: -- \$2500.00

Dated Oct. 30th, 1891.

W. E. D.

S. J. Clark.

To

(widow)

Fannie S. Downing.

STEPHEN J. CLARK

TO

SAMUEL TALMADGE.

M O R T G A G E.

Dated.

Oct. 31st, 1891.

To secure payment of \$4700.00 etc.,

Mortgages the South West quarter of Section 35 in Township 8 North of Range 9 West, M.D.M. containing 160 acres.

Recorded.

Oct. 31st, 1891.

Book No. 81 of Mortgages, page 386.

C A N C E L L E D.

Upon the face of the record of the above mortgage
on Oct. 30th, 1896, by Samuel Talmadge.

Attest: A. J. Atchinson,

County Recorder.

STEPHEN J. GRANK

TO

SAMUEL YALMADGE.

CONFESSIO

Oct. 21st, 1881.

Dated.

To receive payment of \$400.00 etc.

Mortgages and notes and amount of location 22 in town-
ship 2 north of range 2 east, T. 1. N. containing 120 acres.

Oct. 21st, 1881.

Recorded.

Book No. 21 of Mortgages, page 222.

CONFESSIO

Upon the face of the record of the above mortgage

on Oct. 20th, 1881, by Samuel Yalmadge.

Attest: A. J. ASHINGTON,

County Recorder.

STEPHEN J. CLARK

TO

SAMUEL TALMADGE.

M O R T G A G E.

Dated.

May 2nd, 1892.

To secure payment of \$3000.00 &c.,

Mortgages the South West quarter of Section 35, in Township 8 North of Range 9 West, M.D.M. Containing 160 acres.

Recorded.

May 2nd, 1892.

Book No. 84 of Mortgages, page 540.

C A N C E L L E D.

Upon the face of the record of the above mortgage, on Nov. 1st, 1893, by S. Talmadge.

Attest: Gil P. Hall, County Recorder.

By W. H. Pool, Deputy Recorder.

STEPHEN J. CLARK

TO

SAMUEL TAINABOR

WITNESSES

Dated

May 2nd, 1892

To receive payment of \$2500.00

Notarized and signed by the parties of the above in
Township 8 North of Range 9 East, R. 2. N. 8. E. 9. E. 100
acres.

Recorded

May 2nd, 1892

Book No. 14 on Notarized, page 120

WITNESSES

Upon the face of the record of the above Notarized, on

Nov. 1st, 1892, by S. Tainabor

Attest: G. F. H. I., County Recorder

By W. E. Pool, Deputy Recorder

S. J. CLARK

TO

HORST BROS.

CHATTEL MORTGAGE.

Dated.

December 31, 1892.

Mortgages the growing crop of Hops on the ranch owned by S. J. Clark, situate about 4 miles West of Fulton, County of Sonoma, State of California, and consisting of 160 acres, more or less, bounded by lands owned or possessed by the following named persons; on the North by Wm. Slusser, on the East by Martin Slusser & road, on the South by John Brown, and on the West by Wm. Slusser, the growth of the year 1893.

Recorded.

January 5th, 1893.

Book "G" of Chattel Mortgages, page 138.

S. J. CLARK

TO

ROBERT BRON.

CHATTOPH NORTON

Dated.

December 31, 1893.

Norton's the growing crop of hops on the ranch owned by S. J. Clark, situated about 4 miles west of Pullman, County of Benewah, State of California, and consisting of 100 acres, more or less, bounded by lands owned or possessed by the following named persons: on the North by Wm. B. Bunker, on the East by Martin Bunker & Sons, on the South by John Brown, and on the West by Wm. Bunker, the growth of the year

1893.

Recorded.

January 25th, 1894.

Book "B" of Chattop Norton, page 132.

77

SAMUEL TALMADGE.

M O R T G A G E.

To secure payment of \$2000.00 &c.,

Mortgages the South West quarter of Section 35, in Township 8 North of Range 9 West, M.D.M. Containing 160 acres.

Oct. 30th, 1896.

Book No. 110 of Mortgages, page 437.

C A N C E L L E D.

Upon the face of the record of the above mortgage on
Oct. 13th, 1897 by Samuel Talmadge.

Attest: A. J. Atchinson, County Recorder.

By J. E. Gannon, Deputy Recorder.

STEPHEN J. CLARK

TO

SAMUEL TAINARD

W E T O A R E

Oct. 20th, 1886.

Noted.

To receive payment of \$2500.00

for the 20th West quarter of Section 35, in

Township 3 North of Range 2 West, T. 3 N., R. 2 W., containing 160

acres.

Oct. 20th, 1886.

Recorded.

Book No. 116 of Records, page 437.

O A N O E L A E E

Upon the face of the record of the above mortgage on

Oct. 13th, 1887 by Samuel Tainard.

Attest: A. J. Atkinson, County Recorder.

By J. E. Danner, Deputy Recorder.

IN THE SUPERIOR COURT OF THE COUNTY OF SONOMA,
STATE OF CALIFORNIA.

IN THE MATTER OF THE
 ESTATE OF
 STEPHEN J. CLARK,
 DECEASED.

PROBATE PROCEEDINGS.

1898 Case No. 2908, Register No. 5, page 156.

Aug. 6 Petition for Letters of Administration filed.

(Title of Court and Cause)

Recites:-

To the Hon. A. G. Burnett, Judge of the Superior Court of the County of Sonoma, State of California:

The petition of James E. Clark of said Sonoma County, respectfully shows:

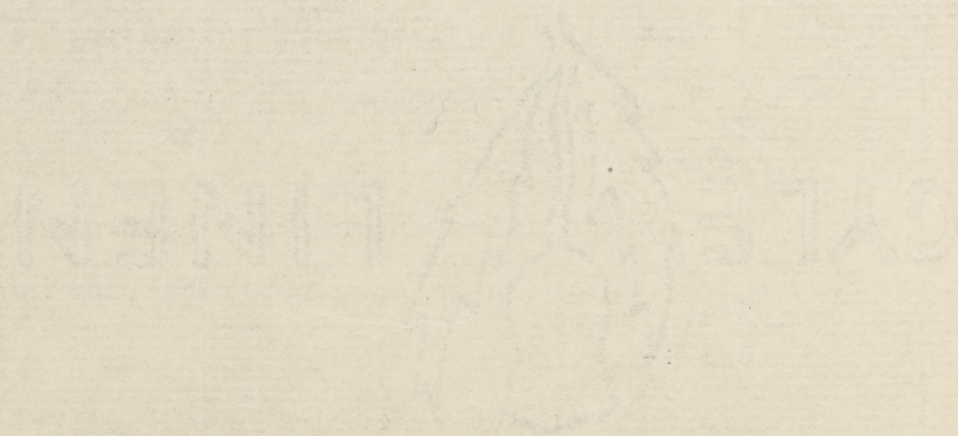
That Stephen J. Clark died on or about the 22nd day of July, 1898, in the County of Sonoma, State of California;

That said deceased, at the time of his death, was a resident of the County of Sonoma, State of California:

That said deceased left estate in the said County of Sonoma, of-- , consisting of Real and personal property.

That the value and character of said property so far as known to your applicant, are as follows, towit:-

A farm of 160 acres near Mount Olivet in Russian River Township, in said Sonoma County, upon which



1898 said deceased resided with his family at the time of his death, and is the homestead of said family all being so occupied. The same being well improved, valued at about \$15,000.00

Also horses, cattle, hogs and farming tools and implements on said farm and other personal

effects of the value of about \$1000.00

Also money in bank, about, 4500.00

\$20,500.00

All of which is community property.

That the estate and effects for or in respect of which Letters of Administration are hereby applied for do not exceed the value of Twenty thousand five hundred Dollars;

That the next of kin of said deceased, and whom your petitioner is advised and believes and therefore alleges to be the heirs at law of said deceased, are Lucina M. Clark, (his widow) aged 58 years, residing at Mount Olivet, Ida R. Whiting, aged 38 years, residing at Elmhurst, Alameda Co. Cal., James E. Clark your petitioner residing at Mount Olivet aged 32 years, Le Roy M. Clark aged 22 years residing at Mount Olivet, children of said deceased.

That due search and inquiry have been made to ascertain if said deceased left any Will and testament, but none have been found, and, according to the best knowledge, information and belief of your petitioner, said deceased died intestate;

That your petitioner is the son of said deceased and therefore, as your petitioner is advised and believes is entitled to Letters of Administration of said estate:

1908

said deceased resided with his family at the time of his death, and is the husband of said family all being so consigned. The same being well known and valued at about \$12,000.00.

Also horses, cattle, hogs and various tools and implements on said farm and other personal effects of the value of about \$1000.00.

Also money in bank, about \$500.00.

\$20,000.00

All of which is community property.

That the estate and effects of said deceased are in respect of which letters of Administration are hereby applied for do not exceed the value of twenty thousand five hundred Dollars;

That the next of kin of said deceased, and whom your petitioner is advised and believes and there-fore alleges to be the heirs at law of said deceased, are Lucius H. Clark, (his widow) aged 55 years, residing at Mount Oliver, La. E. Whiting, aged 48 years, residing at Shreveport, Louisiana Co. Cal., James E. Clark your petitioner residing at Mount Oliver aged 33 years, Le Roy H. Clark aged 32 years residing at Mount Oliver, children of said deceased.

That the next of kin and legally have been made to ascertain if said deceased left any will and testament, but none have been found, and, according to the best knowledge, information and belief of your petitioner, said deceased had no interest;

That your petitioner is the son of said deceased and therefore, as your petitioner is advised and believes is entitled to letters of Administration of said estate;

1898

That the said Lunina M. Clark, his mother, and the said brother and sisters desire your petitioners appointment and will join in a request therefor.

WHEREFORE, your petitioner prays that the Clerk of the Court set this petition for hearing by the Court; that due notice thereof be given by the Clerk of said Court by posting notices according to law, and that upon said hearing, and the proofs to be adduced, Letters of Administration of said Estate may be issued to him.

And your petitioner will ever pray, etc.,

James E. Clark.

R. F. Crawford,

Attorney for Petitioner.

Dated Aug. 6th, A.D., 1898.

Aug. 11

Notices posted.

" "

Proof of Posting Notice and Memorandum by Clerk fixing Time, etc. Filed.

State of California)
County of Sonoma.) SS

R. L. Thompson, Deputy County Clerk of the County aforesaid being duly sworn, says that on the 11th day of Aug. A.D. 1898, he posted three notices, of which the within is a true copy, in three different public places in the County of Sonoma, one of which is at the Court House door, one at the S.E. corner of Fourth street and Hinton Avenue, and one at the S.W. corner of Fourth Street and Exchange Avenue in the City of Santa Rosa.

R. L. Thompson.

Subscribed and sworn to before me, this 11th day of Aug. 1898.

1922 That the said James M. Clark, his mother, and the said brother and sisters desire your petitioners appointment and will join in a request therefor. WHEREFORE, your petitioners pray that the Clerk of the Court set this petition for hearing by the Court; that due notice thereof be given by the Clerk of said Court by posting notices according to law, and that upon said hearing, and the proofs to be adduced, letters of Administration of said Estate may be issued to him. And your petitioners will ever pray, etc., James M. Clark.

R. F. Crawford,

Attorney for Petitioner.

Dated Aug. 6th, A.D., 1922.

Notices posted.

Aug. 11

Proof of Posting Notice and Remittance by Clerk

Living Time, etc. Filed.

State of California

ss

County of Sonoma.

E. L. Thompson, Deputy County Clerk of the County of Sonoma, being duly sworn, says that on the 11th day of Aug. A.D. 1922, he posted three notices, of which the within is a true copy, in three different public places in the County of Sonoma, one of which is at the Court House door, one at the E. E. corner of Fourth Street and Union Avenue, and one at the E. W. corner of Fourth Street and Exchange Avenue in the City of Santa Rosa.

E. L. Thompson.

Subscribed and sworn to before me, this 11th day

of Aug. 1922.

1898

Somers B. Fulton, Clerk.

By F. G. Nagle, Deputy Clerk.

On the reverse side of the above affidavit is
a printed copy of the Clerk's Notice as follows:

Notice is hereby given that James E. Clark has
filed in this Court his petition in the matter
of the Estate of Stephen J. Clark, deceased, pray
ing for Letters of Administration of said estate.

Now I, Somers B. Fulton, Clerk of said Superior
Court, do hereby fix and appoint Monday, the
22nd day of August, 1898, at 10 o'clock A.M.,
of said day, at the Court-room of Department One
of said Court, at the Court House, in the City
of Santa Rosa, County of Sonoma, State of Cal-
ifornia, as the time and place for hearing said
Petition for Letters of Administration, by the
Court; and all persons interested in said Estate
are notified then and there to appear and show
cause, if any they have, why the said petition
should not be granted.

Santa Rosa, Aug. 11, 1898.

Somers B. Fulton, Clerk.

By R.L.Thompson, Deputy Clerk.

Aug. 22 Request of Lucina M. Clark, Ida R. Whiting, and
Leroy M.Clark, filed.

(Title of Court and Cause)

Recites:- We the undersigned, widow and children
of the said deceased, do hereby waive our right,
respectively to administer upon said estate, and
respectfully request that you appoint James E.
Clark, administrator of said Estate.

August--- 1898.

Lucina M. Clark.

1898

Somers E. Fulton, Clerk.

By F. C. Hagler, Deputy Clerk.

On the reverse side of the above affidavit is a printed copy of the Clerk's Notice as follows: Notice is hereby given that James E. Clark has filed in this Court his petition in the matter of the Estate of Stephen J. Clark, deceased, praying for letters of Administration of said estate. Now I, Somers E. Fulton, Clerk of said Superior Court, do hereby fix and appoint Monday, the 22nd day of August, 1898, at 10 o'clock A.M., of said day, at the Court-room of Department One of said Court, at the Court House, in the City of Santa Rosa, County of Sonoma, State of California, as the time and place for hearing said Petition for letters of Administration, by the Court; and all persons interested in said Estate are notified that they are to appear and show cause, if any they have, why the said petition should not be granted.

Santa Rosa, Aug. 11, 1898.

Somers E. Fulton, Clerk.

By F. C. Hagler, Deputy Clerk.

Aug. 22 Request of Lucius M. Clark, Ida R. Whiting, and

Lucy M. Clark, filed.

(Title of Cause and Cause)

Recited: We the undersigned, widow and children of the said deceased, do hereby waive our right, respectively to administer upon said estate, and respectfully request that you appoint James E.

Clark, administrator of said Estate.

August--1898.

Lucius M. Clark.

1898

Ida R. Whiting.

Leroy M. Clark.

Aug. 22

Order appointing Administrator filed and entered in Book 25, page 806.

(Title of Court and Cause)

Recites:-

The Petition of James E. Clark for Letters of Administration on the estate of Stephen J. Clark, deceased, coming on regularly to be heard, and it having been proved to the satisfaction of this Court that the Clerk had given notice of the hearing thereof in all respects according to law, and evidence having been heard, it is by the Court ascertained and adjudged that the said Stephen J. Clark died on the 22nd day of July, 1898, intestate, in the County of Sonoma, State of California, and that he was a resident of Sonoma County at the time of his death; that he left estate in the said County of Sonoma; that Petitioner is legally competent and, being a son of said deceased, is entitled to Letters of Administration of said estate; that the property belonging to said estate is valued as follows; Real Estate, about fifteen thousand dollars, and the annual rents, issues and profits thereof, fifteen hundred dollars; Personal property fifty six hundred dollars, and the whole value of said estate does not exceed the sum of twenty two thousand one hundred dollars;

It is therefore ordered, that Letters of Administration of the estate of the said Stephen J. Clark, deceased, issue to the said Petitioner

1898 James E. Clark upon his taking the oath and filing a bond, according to law, in the sum of Fifteen Thousand (15,000) Dollars.

Albert G. Burnett,

Judge of the Superior Court.

Dated August 22nd, 1898

Aug. 22 Order appointing A.B.Hinckley, S.W.Purrington, and R. Denner, appraisers of the Estate of Stephen J. Clark, deceased. Filed and Entered in Book 25, page 806.

Aug. 22 Bond of James E. Clark in the sum of \$15000.00 with F.A.Brush and L.S.B.Slusser as sureties, approved, filed and recorded in Book 2 of Bonds, page 43.

Aug. 22 Letters of Administration issued to James E. Clark, with the oath of Administrator. Filed and entered in Book 1 of Letters, page 352.

Aug. 22 Order publishing Notice to Creditors in the Santa Rosa Republican, a weekly newspaper printed and published in Sonoma County, California, at least once a week for 4 weeks. Filed & Entered in Book 25, page 806.

Aug. 22 Inventory issued.

" 31 Inventory signed by all the appraisers and verified by the Administrator:- Filed.

Real Estate at, \$15,000.00

Mentions the South West quarter (S.W. $\frac{1}{4}$) of Section thirty five (35) in Township Eight (8) North of Range nine (9) West Mount Diablo Meridian containing one hundred and sixty

James H. Clark upon his taking the oath and	1898
giving a bond, according to law, in the sum of	
Fifteen Thousand (\$15,000) Dollars.	
Albert G. Bennett,	
Judge of the Superior Court.	
Dated August 22nd, 1898	
Order appointing A. G. Bennett, J. W. Huntington,	Aug. 22
and H. Bennett, appraisers of the Estate of Stephen	
J. Clark, deceased. Filed and entered in Book	
22, page 802.	
Bond of James H. Clark in the sum of \$15,000.00	Aug. 22
with E. A. Benson and A. G. Bennett as sureties,	
approved, filed and entered in Book 22 of Bonds,	
page 43.	
Letters of Administration issued to James H.	Aug. 22
Clark, with the oath of Administration. Filed	
and entered in Book 1 of Letters, page 822.	
Order publishing Notice to Creditors in the	Aug. 22
Santa Rosa Republician, a weekly newspaper printed	
and published in Santa Rosa County, California, at	
least once a week for a week. Filed a return	
in Book 22, page 802.	
Inventory issued.	Aug. 22
Inventory signed by all the appraisers and verified	Aug. 22
ed by the Administrator. Filed.	
Real Estate of.	
Mentions the Santa Rosa Republician	
(S. W. 1/4) of Section thirty five (35)	
in Township 42 N. (S) Range of	
Range nine (9) West Mount Diablo	
Mentioned containing one hundred and fifty	

1898 (160) acres of land more or less the same being
 known as the Clark place in the County of
 Sonoma, State of California.

Personal Property enumerated, value \$5602.39

Total Value, \$20602.39

Oct. 10 Proof of Publication of Notice to Creditors,
 Filed.

1899

July 12 First and Final Account Filed.

" " Petition for Distribution of Estate filed.
 (Title of Court and Cause)

Recites:-

To the Hon. the Superior Court of the
 County of Sonoma, State of California:

The Petition of James E. Clark, Administ-
 rator of the Estate of Stephen J. Clark deceased,
 respectfully shows:

That your petitioner was appointed such
 Administrator by said Court, on the 22nd day of
 August, 1898, and on the 22nd day of August 1898,
 he duly qualified as such Administrator and
 thereupon entered upon the administration of
 the said estate, and has ever since continued
 to administer the same;

That on the 31st day of August 1898,
 your petitioner duly made and returned to this
 Court a true, Inventory and appraisement of all
 the estate of said deceased which had come to
 his possession or knowledge;

That on the --- day of August, 1898; your
 petitioner duly published notice to creditors
 to present their claims against the said deceased
 in the manner and for the period prescribed by

(180) acres of land more or less the same being

1898

known as the Clark place in the County of

Sonoma, State of California.

Personal property enumerated, value \$5000.00

Total value, \$5000.00

Oct. 10

Proof of Publication of Notice to Creditors,

Filed.

1898

July 12

First and Final Account Filed.

Petition for Distribution of Estate Filed.

" "

(Title of Court and Cause)

Respectfully:

To the Hon. the Superior Court of the

County of Sonoma, State of California:

The Petition of James E. Clark, Administrator

of the Estate of Stephen J. Clark deceased,

respectfully shows:

That your petitioner was appointed such

Administrator of said Court, on the 23rd day of

August, 1898, and on the 23rd day of August 1898,

he duly qualified as such Administrator and

thereupon entered upon the administration of

the said estate, and has ever since continued

to administer the same;

That on the 21st day of August 1898,

your petitioner duly made and returned to this

Court a true, inventory and appraisement of all

the estate of said deceased which had come to

his possession or knowledge;

That on the -- day of August, 1898; your

petitioner duly published notice to creditors

to present their claims against the said deceased

in the manner and for the period prescribed by

1898

this Court:

That more than ten months have elapsed since the appointment of your petitioner as such administrator and more than ten months have expired since the first publication of said notice to creditors;

That on the 12th day of July 1899, your petitioner filed his accounts as such administrator which said accounts after due hearing and examination, were finally settled;

That all the debts of said deceased, and of said estate, and all the expenses of the administration thereof thus far incurred, and all taxes that have attached to or accrued against the said estate, have been paid and discharged, and said estate is now in a condition to be closed;

That the residue of the said estate now remaining in the hands of your petitioner is fully set forth and described in the Schedules marked "A", hereunto annexed and made a part of this petition;

That the said estate is the Community estate and property of the said deceased and Lucina M. Clark, his widow.

SCHEDULE "A".

The South west quarter of section thirty five (35) Township Eight (8) North Range Nine (9) West M.D.M. in the County of Sonoma, State of California.

Also the following described personal property enumerated in the inventory and appraisement, filed in the Matter of said Estate, viz:-

etc.

etc.

1933

this Court:

That more than ten months have elapsed since the appointment of your petitioner as such administrator and more than ten months have expired since the first publication of said notice to creditors;

That on the 15th day of July 1933, your petitioner filed his accounts as such administrator which said accounts after due hearing and examination, were finally settled;

That all the debts of said deceased, and of said estate, and all the expenses of the administration thereof have been paid, and all taxes that have attached to or accrued against the said estate, have been paid and discharged, and said estate is now in a condition to be closed;

That the residue of the said estate now remaining in the hands of your petitioner is fully set forth and described in the Schedule marked "A", herewith annexed and made a part of this petition;

That the said estate in the community estate and property of the said deceased and including M. Clark, his widow.

SCHEDULE "A"

The South west quarter of section thirty five (35) Township eight (8) North Range nine (9) West N.E.M. in the County of Fresno, State of California.

Also the following described personal property enumerated in the inventory and appraisement filed in the Matter of said Estate, viz:-

etc.

etc.

1898

That the said Stephen J. Clark died intestate, in the County of Sonoma, on the 22nd day of July, 1898, leaving him surviving Lucina M. Clark, his widow and James E. Clark, your petitioner and Le Roy M. Clark, his sons, all residing in said Sonoma County, California, and Ida R. Whiting, a daughter residing at Elmhurst, Alameda County, California, his sole heirs at law.

That the said Ida R. Whiting conveyed all of her interest in the said real estate (except in her mother's portion) to the James E. Clark and Le Roy M. Clark, by deed dated Oct. 22nd, 1898, and recorded in book 182, page 487 of Deeds, Sonoma County Records and by bill of sale or assignment of same date, conveyed to them all of her interest in and to all of the personal estate of said deceased.

That the said Lucina M. Clark, widow of said deceased is entitled to the undivided one half of all of said estate remaining for distribution and your petitioner and his brother, the said Le Roy M. Clark, are entitled to all the residue of said estate in equal portions.

WHEREFORE, your petitioner prays that the administration of said estate may be brought to a close, and that he may be discharged from his trust as such Administrator.

That, after due notice given and proceedings had, the estate remaining in the hands of your petitioner as aforesaid may be distributed to the said parties entitled thereto as aforesaid, to wit:- The said Lucina M. Clark, the undivided one half and the said Le Roy M. Clark and your petitioner the other undivided one half in equal

1898

That the said Stephen J. Clark died in-

testate, in the County of Sonoma, on the 22nd day of July, 1898, leaving him surviving issue

M. Clark, his widow and James E. Clark, your

petitioner and Le Roy M. Clark, his sons, all

residing in said Sonoma County, California, and

Ida R. Whiting, a daughter residing at Eureka,

Alameda County, California, his sole heirs at law.

That the said Ida R. Whiting conveyed all

of her interest in the said real estate (except

in her mother's portion) to the James E. Clark

and Le Roy M. Clark, by deed dated Oct. 22nd,

1898, and recorded in book 122, page 487 of

Deeds, Sonoma County Records and by bill of sale

or assignment of same date, conveyed to them all

of her interest in and to all of the personal

estate of said deceased.

That the said Lucina M. Clark, widow of

said deceased is entitled to the undivided one

half of all of said estate remaining for distribu-

tion and your petitioner and his brother, the

said Le Roy M. Clark, are entitled to all the

residue of said estate in equal portions.

WHEREFORE, your petitioner prays that the

administration of said estate may be brought

to a close, and that he may be discharged from

his trust as such administrator.

That, after due notice given and proceedings

had, the estate remaining in the hands of your

petitioner as executor is to be distributed to

the said parties entitled thereto as aforesaid,

to wit: The said Lucina M. Clark, the undivided

one half and the said Le Roy M. Clark and your

petitioner the other undivided one half in equal

1898 portions, or that such other or further order may be made as is meet in the premises.

And your petitioner will ever pray, etc.

Jas. E. Clark,

R. F. Crawford,

Attorney for Petitioner.

Dated July 12th, A.D. 1899.

July 13

Proof of Posting of Notice and Memorandum by Clerk fixing time, etc., Filed.

State of California)
County of Sonoma.)SS

M.G.Hall, Deputy County Clerk of the County aforesaid, being duly sworn, says that on the 13th day of July, A.D., 1899, he posted three notices of which the within is a true copy, in three different public places in the County of Sonoma, one of which is at the Court House door, one at the S.E. corner of Fourth Street and Hinton Avenue, and one at the S.W. corner of Fourth Street and Exchange Avenue, in the City of Santa Rosa.

M.G.Hall.

Subscribed and sworn to before me this 13th day of July, 1899.

Somers B. Fulton, Clerk,

By F. G. Nagle, Deputy Clerk.

On the reverse side of the above Affidavit is a printed copy of the Clerk's Notice as follows:-

Notice is hereby given that James E. Clark Administrator of the estate of Stephen J. Clark Deceased, has filed in this Court his final account, together with a petition for final distribution of said estate; praying that said final

portions, or that such order
any be made as is made in the premises.
And your petitioner will ever pray, etc.
Jas. H. Clark,

H. F. Crawford,

Attorney for Petitioner.

Dated July 18th, A.D. 1898.

Proof of Posting of Notice and Memorandum by
Clerk filing same, etc., filed.

State of California)
County of Sonoma.) ss

M. G. Hall, Deputy County Clerk of the County
aforesaid, being duly sworn, says that on the
18th day of July, A.D. 1898, he posted three
copies of which the within is a true copy, in
three different public places in the County of
Sonoma, one of which is at the Court House door,
one at the E. E. corner of Fourth Street and
Hinton Avenue, and one at the E. W. corner of
Fourth Street and Exchange Avenue, in the City
of Santa Rosa.

M. G. Hall.

Subscribed and sworn to before me this 18th
day of July, 1898.

George E. Faison, Clerk.

By F. C. Hagler, Deputy Clerk.

On the reverse side of the above affidavit is a
printed copy of the Clerk's Report as follows:-
Notice is hereby given that James H. Clark
Administrator of the estate of Stephen J. Clark
Deceased, has filed in this Court his final
account, together with a petition for final dis-
tribution of said estate; praying that said final

1898 account may be settled and allowed, and that
 1899 distribution of the property belonging to said
 estate may be made to the parties entitled thereto

Now I, Somers B. Fulton, Clerk of said
 Superior Court, do hereby fix and appoint Monday,
 the 24th day of July, 1899, at 10 o'clock A.M.
 of said day, at the Court-room of Department
 One of said Court, at the Court House, in the
 City of Santa Rosa, County of Sonoma, State of
 California, as the time and place for hearing
 said Final Account and Distribution by the Court;
 and all persons interested in said Estate are
 notified then and there to appear and show cause
 if any they have, why the said petition should
 not be granted.

Santa Rosa, July 13th, 1899.

Somers B. Fulton, Clerk.

By M.G.Hall, Deputy Clerk.

July 24 Vouchers filed.

" " Decree of Distribution filed and entered in
 Book 24, page 474.

(Certified copy of the above Decree recorded in
 Book No. 5 of Decrees of Distribution, page 392:
 and on page of this Abstract of Title)

" 24 Decree of Notice to Creditors filed and entered
 in Book 24, page 462.

(Title of Court and Cause)

Recites:- It appearing to the satisfaction of
 the Court that due and legal notice to the Cred-
 itors of said estate has been given;

account may be settled and allowed, and that
distribution of the property belonging to said
estate may be made to the parties entitled thereto
Now I, Thomas E. Wilson, Clerk of said
Superior Court, do hereby fix and appoint Monday,
the 24th day of July, 1892, at 10 o'clock A.M.
of said day, at the Court-room of Department
One of said Court, at the Court House, in the
City of Santa Rosa, County of Sonoma, State of
California, as the time and place for hearing
said Final Account and Distribution by the Court;
and all persons interested in said Estate are
notified that they should appear and show cause
if any they have, why the said petition should
not be granted.

Santa Rosa, July 13th, 1892.

Thomas E. Wilson, Clerk.

By M.O. Hall, Deputy Clerk.

Vouchers filed.
Decees of Distribution filed and entered in
Book 24, page 474.
(Certified copy of the above Decees recorded in
Book No. 2 of Decees of Distribution, page 322;
and on page of this Abstract of Title)
Decees of Notice to Creditors filed and entered
in Book 24, page 462.
(Title of Decees and Names)
Notice: It appearing to the satisfaction of
the Court that due and legal notice to the cred-
itors of said estate has been given;

1898 It is hereby ordered, adjudged and decreed
 that due and legal notice to the Creditors of
 the said Stephen J. Clark, deceased has been
 given; that the same is established of record
 and that this decree be entered in the minutes
 of this Court and recorded.

July 24th, 1899.

Albert G. Burnett,

Judge.

It is hereby ordered, adjudged and decreed that due and legal notice to the creditors of the said Stephen J. Clark, deceased has been given; that the same is established of record and that this decree be entered in the minutes of this Court and recorded.

July Term, 1900.

Albert E. Burnett,

Judge.

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IN THE SUPERIOR COURT OF THE COUNTY OF SONOMA,
State of California.

In the Matter of the Estate of
STEPHEN J. CLARK,
DECEASED.

DECREE OF DISTRIBUTION.

Dated.

July 24, 1899.

James E. Clark, administrator of the estate of Stephen J. Clark, deceased, having on the 12th day of July 1899, filed in this Court his petition, setting forth among other matters that his accounts have been fully and finally settled, and that said estate is in a condition to be closed, and that a portion of said estate remains to be distributed among the heirs of said deceased; and said matters coming on now to be heard this 24th day of July, 1899, the Court proceeded to the hearing of said petition; and it appearing to the satisfaction of the Court that the residue of said estate consisting of the property hereinafter described, is now ready for distribution, and that said estate is now in a condition to be closed; and it further appearing to the Court; that there has been nothing received or paid out since the filing of said final account; and that the estimated expense of closing the estate will be \$-----;

And it further appearing to the Court that the said Stephen J. Clark died testate, leaving him surviving Lucina M. Clark, his widow, and Ida R. Whiting, James E. Clark and Leroy M. Clark, his children and sole heirs at law, entitled to distribution of the residue of said property

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as hereinafter provided;

And it further appearing to the Court that all of said property so remaining is community property of the said widow and said deceased, and that the said widow Lucina M. Clark is entitled to the undivided one half of all said residue and the said Ida R. Whiting, James E. Clark and Leroy M. Clark are entitled to the other undivided one half in equal portions; It appears however to the satisfaction of the Court that the said Ida R. Whiting by deed dated October 22nd, 1898, and recorded in Book 183, page 184 of Deeds, Sonoma County Records, conveyed all of her right, title and interest in and to the real property belonging to said estate and particularly described hereinafter, reserving however her interest in her mother's portion thereof.

And it appearing also that she, the said Ida R. Whiting by written instrument, dated October 22nd 1898, duly acknowledged, and recorded in Book "F" of Promiscuous Records, page 92 Sonoma County Records, sold and transferred and assigned all her right, title and interest in and to all of the personal property estate and belonging to said estate, unto the said James E. Clark and Leroy M. Clark, and that by reason of said deed and said Bill of Sale and transfer, the said James E. and Leroy M. Clark are entitled to have distributed to them, all the portion of the said Ida R. Whiting.

And it further appearing to the satisfaction of the Court, that all taxes, claims and demands whatsoever against the said estate have been paid leaving for distribution the real and personal property hereinafter particularly described, one half thereof to the said Lucina M. Clark and the other

as hereinafter provided;

And it further appearing to the Court that all of said property so remaining is community property of the said widow and said deceased, and that the said widow and said deceased are entitled to the undivided one-half of all said real estate and the said Ida E. Whiting, James E. Clark and Percy M. Clark are entitled to the other one-half in equal portions; It appears however to the satisfaction of the Court that the said Ida E. Whiting by deed dated October 22nd, 1928, and recorded in Book 185, page 184 of Deeds, Sonoma County Records, conveyed all of her right, title and interest in and to the real property belonging to said estate and particularly described hereinafter, reserving however her interest in her mother's portion thereof.

And it appearing also that she, the said Ida E. Whiting by written instrument, dated October 22nd, 1928, duly acknowledged, and recorded in Book "F" of Probation Records, page 32 Sonoma County Records, sold and transferred and assigned all her right, title and interest in and to all of the personal property estate and belonging to said estate, unto the said James E. Clark and Percy M. Clark, and that by reason of said deed and said Bill of Sale and transfer, the said James E. and Percy M. Clark are entitled to have distributed to them, all the portion of the said Ida E. Whiting.

And it further appearing to the satisfaction of the Court, that all taxes, claims and demands whatsoever against the said estate have been paid leaving for distribution the real and personal property hereinafter particularly described, one-half thereof to the said James E. Clark and the other

one half to the said James E. and Leroy M. Clark in equal portions.

And it further appearing to the satisfaction of the Court that due notice to creditors has been given as required by law and order of Court and that the said account is in all respects true and correct and supported by proper vouchers, and that all the said heirs are of lawful age and all have joined in written request, filed herein that the same be approved and allowed as presented; and all and singular, the law and premises being by the Court seen, heard and understood and fully considered:

It is Therefore Hereby Ordered, Adjudged and Decreed that the said account of the said Administrator be and the same is hereby settled allowed and approved, and all of the acts of said administrator as appearing upon the records hereof ratified and confirmed, and the residue of said estate now in the hands of the said administrator and any other property now now known or discovered, which may belong to said estate or in which said estate may have any interest; be and the same is hereby distributed as follows, to wit:--

One undivided half thereof to the said Lucina M. Clark and the other undivided half to the said James E. Clark and Leroy M. Clark in equal portions.

The following is a particular description of the said residue of said estate referred to and of which distribution is ordered, adjudged and decreed, as aforesaid, to wit:

The Southwest Quarter of Section Thirty-five (35) Township Eight (8) North, Range Nine, West M. D. M. in the County of Sonoma, State of California.

Also the following personal property, viz:--

&c.,

&c.,

one half to be said James E. and Leroy M. Clark in equal portions.

And it further appearing to the satisfaction of the Court that the notice to creditors has been given as required by law and order of Court and that the said account is in all respects true and correct and supported by proper vouchers, and that all the said claims are of liquidated and all have been in written request, filed herein that the same be approved and allowed as presented; and all and singular, the law and premises being by the Court seen, heard and understood and fully considered:

It is therefore hereby ordered, adjudged and decreed that the said account of the said Administrator be and the same is hereby settled, allowed and approved, and all of the estate of said Administrator be appearing upon the records heretofore ratified and confirmed, and the residue of said estate now in the hands of the said Administrator and any other property now now known or discovered, which may belong to said estate or in which said estate may have any interest; be and the same is hereby distributed as follows, to wit:

One undivided half thereof to the said Indiana M. Clark and the other undivided half to the said James E. Clark and Leroy M. Clark in equal portions.

The following is a particular description of the said residue of said estate referred to and of which distribution is ordered, adjudged and decreed, as aforesaid, to wit:

The Southwest Quarter of Section Thirty-five (35) Township Eight (8) North, Range Three, West N. D. is the County of Sonoma, State of California.

Also the following personal property, to wit:

James E. Clark
Leroy M. Clark
Indiana M. Clark
The following is a particular description of the said residue of said estate referred to and of which distribution is ordered, adjudged and decreed, as aforesaid, to wit:
The Southwest Quarter of Section Thirty-five (35) Township Eight (8) North, Range Three, West N. D. is the County of Sonoma, State of California.
Also the following personal property, to wit:

And it is further ordered and decreed that the said James E. Clark, Administrator as aforesaid, upon payment and delivery of the said residue as hereinbefore ordered, and upon filing due and proper vouchers and receipts therefor in this Court, be fully and finally discharged from his trust as such administrator and that his sureties shall thereupon and thenceforth, be discharged from all liability for future acts of said administrator, and it now appearing that said administrator has paid and delivered all of said residue to the parties entitled thereto as above ordered and directed, and produced here in Court their respective vouchers and receipts therefor.

It is hereby ordered that said James E. Clark be and he is hereby discharged and administration of said estate declared closed and the sureties discharged from all liability for his future acts.

Done in open Court this 24th day of July, 1899.

Albert G. Burnett,

Judge of said Court.

"Endorsed".

Filed in the office of the County Clerk of Sonoma County,
Cal. July 24, 1899.

Somers B. Fulton, Co. Clerk.

By M. G. Hall, Dep. Clerk.

Certified to be a true copy &c., on July 24th, 1899, by
Somers B. Fulton, County Clerk, by M. G. Hall, Deputy Clerk
(10¢ I. R. Stamp Cancelled.)

Recorded.

July 26, 1899.

Book No. 5 of Decrees of Distribution, page 392.

And it is further ordered and decreed that the said
James E. Clark, Administrator as aforesaid, upon payment
and delivery of the said residue as hereinbefore ordered,
and upon filing due and proper vouchers and receipts there-
for in this Court, be fully and finally discharged from
his trust as such administrator and that his executor
shall thereupon and thereafter, be discharged from all
liability for future acts of said administrator, and it
now appearing that said administrator has paid and delivered
all of said residue to the parties entitled thereto as
above ordered and decreed, and produced here in Court their
respective vouchers and receipts therefor.

It is hereby ordered that said James E. Clark be
and he is hereby discharged and administration of said estate
declared closed and the executor discharged from all liab-
ility for his future acts.

Done in open Court this 24th day of July, 1898.

Albert G. Burnett,

Judge of said Court.

"Sindford"

Filed in the office of the County Clerk of Sonoma County,

Cal. July 24, 1898.

Samuel B. Wilson, Co. Clerk.

By W. E. Hall, Dep. Clerk.

Certified to be a true copy of the original, on July 24th, 1898, by

Samuel B. Wilson, County Clerk, by W. E. Hall, Deputy Clerk.

(104 I. R. 22222 cancelled)

Recorded. July 24, 1898.

Book No. 5 of books of administration, page 221.

Ida R. Whiting,
 daughter of
 Stephen J. Clark,
 deceased), and
 Andrew L. Whiting,
 (her husband.)

— To —
 James E. Clark and
 Leroy M. Clark,
 (sons of said
 Stephen J. Clark,
 deceased).

D E E D .

Dated

Oct. 22nd, 1898.

Cons:- \$1500.00

(\$1.50 I.R. Stamps Cancelled)

Do grant, bargain and sell, convey and confirm unto the
 said parties of the second part, and to their heirs and assigns
 forever, all that certain lot, piece or parcel of land situate,
 lying and being in the County of Sonoma, State of California;
 and bounded and particularly described as follows, to wit:-

The South West quarter of Section Thirty-five (35) in
 Township Eight (8) North Range Nine (9) West M.D.M., Containing
 160 acres, more or less, excepting and reserving however the
 interest of the said Ida R. Whiting in the portion of said
 lands and premises belonging to her mother Lucina M. Clark,
 which interest shall be in no wise affected by this deed.

Together with all and singular, &c.

(Signed)

Ida R. Whiting.

(Seal)

Andrew L. Whiting.

(Seal)

Witness:- Jas. S. Naismith.

Ida R. Whiting,

daughter of

Stephen J. Clark,

deceased), and

Andrew J. Whiting,

(her husband.)

To

James E. Clark and

Leroy M. Clark,

(sons of said

Stephen J. Clark,

deceased).

W E B .

Oct. 22nd, 1898.

Noted

Comes:-- \$1800.00

(\$1.50 I.R. Stamp Cancelled)

be grant, bargain and sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Sonoma, State of California; and bounded and particularly described as follows, to wit:-- The South West quarter of Section Thirty-five (35) in Township Eight (8) North Range Nine (9) West N.E.M., Containing 160 acres, more or less, excepting and reserving however the interest of the said Ida R. Whiting in the portion of said lands and premises belonging to her mother James M. Clark, which interest shall be in no wise affected by this deed.

Together with all and singular, to.

(Seal)

Ida R. Whiting.

(Signed)

(Seal)

Andrew J. Whiting.

Witness:-- Jas. S. Haismith.

Ida B. Whiting,

Acknowledged

Nov. 26th, 1898.

Before R.F. Crawford, Notary Public,

Clark, (deceased) and

Sonoma County, California.

Andrew L. Whiting,

Recorded

Nov. 30th, 1898.

Book No. 183 of Deeds, page 184.

James E. Clark and

Leroy H. Clark.

Dated

Do grant, bargain and sell unto the said parties of the second part, all that certain lot of land, situate, lying and being in the County of Sonoma, State of California, and bounded as follows:

The grant, bargain and sell unto the said parties of the second part, all that certain lot of land, situate, lying and being in the County of Sonoma, State of California, and bounded as follows:

Nine (9) West 1/2 of Section 15, Township 38 N., Range 12 E., Meridian 12th, containing 180 acres, as half of the said lot of land, situate, lying and being in the County of Sonoma, State of California, and bounded as follows:

Together with all and singular rights and appurtenances thereto in anywise by law in anywise connected.

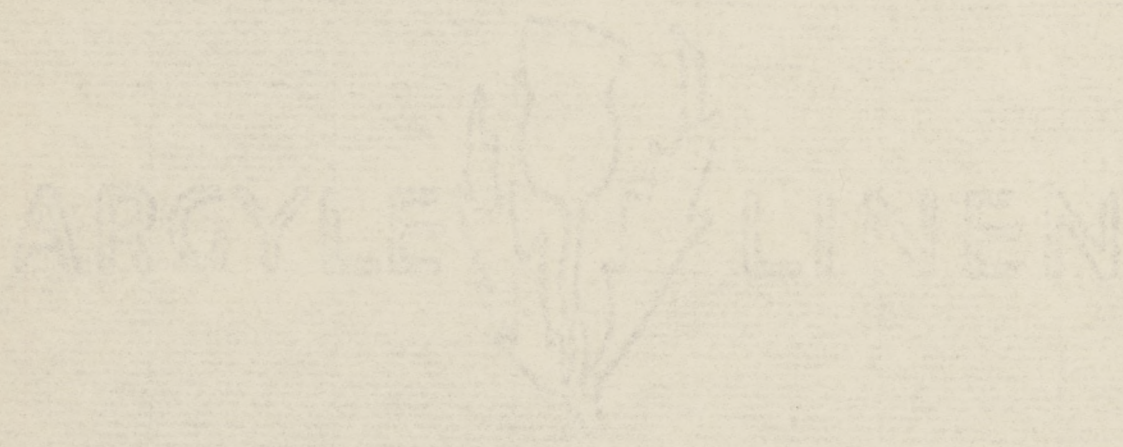
(Signatures)

Acknowledged

Before R.F. Crawford, Notary Public,

Recorded

Book No. 183 of Deeds, page 184.



Ed. R. Wh

daughter

Stephen

Clark, de

Andrew L.

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To

James E. C.

Arroyo M. C.

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To grant

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acknowledged

By

dated

Book

Ida R. Whiting,
 (daughter of
 Stephen J. and Lucina M.
 Clark, decedent) and
 Andrew L. Whiting,
 (her husband)

To
 James E. Clark and
 Leroy M. Clark.

D E E D .

Dated

July 3rd, 1900.

Cons:- \$10.00

(\$2.50 I.R. Stamps cancelled)

Do grant, bargain and sell, convey and confirm unto the
 said parties of the second part, and to their heirs and assigns
 forever, all that certain lot, piece or parcel of land situate,
 lying and being in the County of Sonoma, State of California,
 and bounded and particularly described as follows, to wit:-

The undivided one sixth portion of the South West quarter
 of Section Thirty-five (35) Township Eight (8) North Range
 Nine (9) West M.D.M., Containing 160 acres more or less, meaning
 and intending hereby to convey all of the interest, right and
 title of the said Ida R. Whiting in and to the whole of said
 160 acres, as heir of the said Lucina M. Clark or otherwise.

Together with all and singular, &c &c.

(Signed)

Ida R. Whiting.

(Seal)

Andrew L. Whiting.

(Seal)

Acknowledged

July 3rd, 1900.

Before R.F. Crawford, Notary Public,
 Sonoma County, California.

Recorded

July 3rd, 1900.

Book No. 189 of Deeds, page 576.

Ida R. Whiting,

(daughter of

Stephen J. and Lucina M.

Clark, deceased) and

Andrew J. Whiting,

(her husband)

To

James E. Clark and

Leroy E. Clark.

D E M .

July 27d, 1900.

Dated

Cons: - \$10.00

(22.50 I. R. Stamp cancelled)

Be Grant, bargain and sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

The undivided one sixth portion of the South West quarter of Section Thirty-five (35) Township Eight (8) North Range Nine (9) West N. D. M., containing 160 acres more or less, meaning and intending hereby to convey all of the interest, right and title of the said Ida R. Whiting in and to the whole of said 160 acres, as heir of the said Lucina M. Clark or otherwise.

Together with all and singular, &c. &c.

Ida R. Whiting. (Seal)

(Signed)

Andrew J. Whiting. (Seal)

July 27d, 1900.

Acknowledged

Before R. F. Crawford, Notary Public,
Sonoma County, California.

July 27d, 1900.

Recorded

Book No. 129 of Deeds, page 275.

JAMES E. CLARK AND

LEROY M. CLARK

TO

IDA R. WHITING.

M O R T G A G E.

Dated.

July 3rd, 1900.

(75¢ I. R. Stamp Cancelled)

(To secure payment of \$2500.00 &c.,

Mortgages the South West quarter of section 35, in
Township 8 North of Range 9 West M.D.M. containing 160
acres.

Recorded.

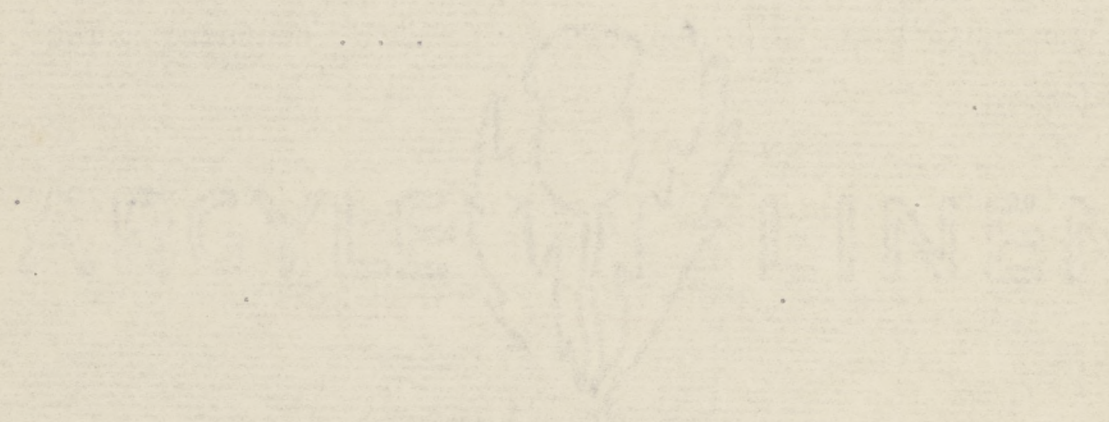
July 3rd, 1900.

Book No. 125 of Mortgages, page 568.

C A N C E L L E D.

Upon the face of the record of the above mortgage on
June 1st, 1903, by Ida R. Whiting.

Attest: F. G. Nagle, County Recorder.



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IN THE SUPERIOR COURT OF THE COUNTY OF SONOMA,
STATE OF CALIFORNIA.

IN THE MATTER OF THE
ESTATE OF
LUCINA M. CLARK,
DECEASED.

PROBATE PROCEEDINGS.

1900

CASE No. 3175, Register No. 5, page 429.

July 7

Petition for Letters of Administration filed.

(Title of Court and Cause)

Recites:-

To the Hon. S.K.Dougherty, Judge of the Superior Court of the County of Sonoma, State of California:

The petition of Leroy M. Clark of said County, respectfully shows:

That Lucina M. Clark died on or about the ninth day of May 1900, in the County of Sonoma, State of California:

That said deceased, at the time of her death, was a resident of the County of Sonoma, State of California:

That said deceased left estate in the County of Sonoma, of--, consisting of real and personal property.

That the value and character of said property, so far as known to your applicant, are as follows to wit;

An undivided one half interest in 160 acres of land in Russian River Township in said County, being

IN THE SUPERIOR COURT OF THE COUNTY OF SONOMA,
STATE OF CALIFORNIA.

IN THE MATTER OF THE

ESTATE OF

LUCINA M. CLARK,

DECEASED.

PROBATE PROCEEDINGS.

CASE NO. 2175, Registered No. 2, Page 222.

Petition for Letters of Administration filed.

(Title of Court and Cause)

Respectfully:

To the Hon. S. K. Donaherty, Judge of the Superior Court of the County of Sonoma, State of California:

The Petition of Jacob M. Clark of said County,

respectfully shows:

That Lucina M. Clark died on or about the ninth day of May 1900, in the County of Sonoma, State of

California:

That said deceased, at the time of her death,

was a resident of the County of Sonoma, State of

California:

That said deceased left estate in the County of

Sonoma, of-- , consisting of real and personal prop-

erty.

That the value and character of said property,

as far as known to your applicant, are as follows:

To-wit:

An undivided one half interest in 160 acres of

land in Russian River Township in said County, being

1900

the North West quarter of section 35, Township 8,
 Range 9 West Mt. D. M., the same being an improved
 farm and said $\frac{1}{2}$ interest worth about, \$8000.00
 Personal property & effects,
 consisting of money in bank and farm
 implements, cattle & horses, 2000.00
 and other chattle property.

That the estate and effects for or in respect
 of which Letters of Administration are hereby applied
 for do not exceed the value of Ten thousand Dollars.

That the next of kin of said deceased, and whom
 your petitioner is advised and believes and therefore
 alleges to be the heirs at law of said deceased, Ida
 R. Whiting, aged 40 years, residing at Alameda Co.
 Cal., James E. Clark aged 34 years and Leroy M.
 Clark both sons of said deceased, residing at Mount
 Olivet, Sonoma Co., Cal.,

That due search and inquiry have been made to
 ascertain if said deceased left any Will and testa-
 ment, but none have been found, and according to the
 best knowledge, information and belief of your
 petitioner, said deceased died intestate.

That your petitioner Leroy M. Clark is a son
 of said deceased, and therefore, as your petitioner
 is advised and believes entitled to Letters of
 Administration of said estate; and makes this applica-
 tion at request of his said brother James E. Clark
 and his said sister Ida R. Whiting.

WHEREFORE, your petitioner prays that the Clerk
 of the Court set this petition for hearing by the
 Court; that due notice thereof be given by the Clerk
 of said Court; by posting notices according to law,
 and that upon said hearing, and the proofs to be
 adduced, Letters of Administration of said Estate may

the North West quarter of section 22, Township 8,
Range 2 West N. E. W., the same being an improved
farm and said interest worth about \$2000.00
Personal property & effects,
consisting of money in bank and farm
implements, cattle & horses,
and other chattel property.
That the estate and effects of or in respect
of which letters of administration are hereby applied
for do not exceed the value of Ten thousand Dollars.
That the next of kin of said deceased, and whom
your petitioner is advised and believes and therefore
alleges to be the heirs at law of said deceased, is
R. Whiting, aged 40 years, residing at Alameda Co.,
Cal., James E. Clark aged 34 years and Leroy M.
Clark both sons of said deceased, residing at Mount
Olivet, Sonoma Co., Cal.,
That due search and inquiry have been made to
ascertain if said deceased left any Will and testa-
ment, but none have been found, and according to the
best knowledge, information and belief of your
petitioner, said deceased died intestate.
That your petitioner Leroy M. Clark is a son
of said deceased, and therefore, as your petitioner
is advised and believes entitled to letters of
administration of said estate; and makes this applica-
tion at request of his said brother James E. Clark
and his said sister Ida E. Whiting.
WHEREFORE, your petitioner prays that the Clerk
of the Court set this petition for hearing by the
Court; that the notice thereof be given by the Clerk
of said Court; by posting notices according to law,
and that upon said hearing, and the proofs to be
adduced, letters of administration of said Estate may

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2

1900 be issued to said-----.

And your petitioner will ever pray, &c.,

Leroy M. Clark.

R. F. Crawford,

Attorney for Petitioner.

Dated July 7th, 1900.

July 12 Notices posted.

" " Proof of Posting of Notice and Memorandum by
Clerk, fixing time, etc., Filed.

State of California)
County of Sonoma.)SS

R.L.Thompson, Deputy County Clerk of the County
aforesaid, being duly sworn, says that on the Jul.
12, 1900, he posted three notices, of which the with-
in is a true copy, in three different public places
in the County of Sonoma, one of which is at the Court
House door, one at the S.E. corner of Fourth street
and Hinton Avenue, and one at the S.W. corner of
Fourth street and Exchange Avenue, in the City of
Santa Rosa.

R. L. Thompson.

Subscribed and sworn to before me, this --- day of
Jul. 12, 1900.

Somers B. Fulton, Clerk.

By F.G.Nagle, Deputy Clerk.

On the reverse side of the above affidavit is a print
ed copy of the Clerk's Notice as follows:-

Notice is hereby given that Leroy M. Clark has
filed in this Court his petition in the matter of the
estate of Lucinda M. Clark, deceased, praying for
Letters of Administration of the estate of said deces-
ed.

Letters of Administration of the estate of said deceased
 estate of Isabella M. Clark, deceased, praying for
 filed in this Court the petition in the matter of the
 Notice is hereby given that Henry M. Clark has
 as copy of the Clerk's Notice as follows:-
 On the reverse side of the above affidavit is a print
 By F. G. Kagle, Deputy Clerk.
 Honorable E. W. Wilson, Clerk.
 Jul. 12, 1900.
 Subscribed and sworn to before me, this --- day of
 H. L. Thompson.
 Santa Rosa.
 Fourth street and Exchange Avenue, in the City of
 and Union Avenue, and one at the E.W. corner of
 House door, one at the E.W. corner of Fourth street
 in the County of Sonoma, one of which is at the Court
 in is a true copy, in three different public places
 12, 1900, he posted three notices, of which the with-
 aforesaid, being duly sworn, says that on the 1st.
 H. L. Thompson, Deputy County Clerk of the County
 County of Sonoma.
 State of California)
 ss
 Clerk, fixing time, etc., filed.
 Proof of Posting of Notice and Memorandum by
 July 12
 Notices posted.
 Dated July 7th, 1900.
 Attorney for Petitioner.
 H. F. Crawford,
 Henry M. Clark.
 And your petitioner will ever serve, &c.,
 be issued to said-----

1900

1900

Now I, Somers B. Fulton, Clerk of said Superior Court, do hereby fix and appoint Monday, the 23rd day of July, 1900, at 10 o'clock A.M., of said day at the Court-room of Department One of said Court, at the Court House, in the City of Santa Rosa, County of Sonoma, State of California, as the time and place for hearing said Petition for Letters of Administration by the Court: and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why the said petition should not be granted.

Santa Rosa, July 12, 1900.

Somers B. Fulton, Clerk.

By R.L.Thompson, Deputy Clerk.

July 23

Order appointing Administrator filed and entered in Book 27, page 340.

(Title of Court and Cause)

Recites:-

The petition of Leroy M. Clark for Letters of Administration on the estate of Lucina M. Clark, deceased, coming on regularly to be heard, and it having been proved to the satisfaction of this Court that the Clerk had given notice of the hearing thereof in all respects according to law, and evidence having been heard, it is by the Court ascertained and adjudged that the said Lucina M. Clark died on the 9th day of May, 1900, intestate, in the County of Sonoma, State of California; that she was a resident of Sonoma County at the time of her death; that -he left estate in the said County of Sonoma, that Petitioner is legally competent, and, being the son of said deceased, is entitled to Letters of

1900

New I. Somers B. Fulton, Clerk of said Superior Court, do hereby fix and appoint Monday, the 23rd day of July, 1900, at 10 o'clock A.M., of said day at the Court-room of Department One of said Court, at the Court House, in the City of Santa Rosa, County of Sonoma, State of California, as the time and place for hearing said Petition for Letters of Administration by the Court: and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why the said petition should not be granted.

Santa Rosa, July 12, 1900.

Somers B. Fulton, Clerk.

By R.L. Thompson, Deputy Clerk.

July 23

Order appointing Administrator filed and entered in Book 27, page 240.

(Title of Court and Cause)

Notation:-

The petition of Leroy M. Clark for Letters of Administration on the estate of Luella M. Clark, deceased, coming on regularly to be heard, and it having been proved to the satisfaction of this Court that the Clerk had given notice of the hearing thereof in all respects according to law, and evidence having been heard, it is by the Court ascertained and adjudged that the said Luella M. Clark died on the 23rd day of May, 1900, intestate, in the County of Sonoma, State of California; that she was a resident of Sonoma County at the time of her death; that she left estate in the said County of Sonoma, that petitioner is legally competent, and, being the son of said deceased, is entitled to Letters of

1900 Administration of said estate; that the property belonging to said estate is valued as follows: Real Estate, seven Thousand Dollars, and the annual rents, issues and profits thereof, Eight hundred Dollars; Personal property, Twenty five hundred Dollars, and the whole value of said estate does not exceed the sum of Ten Thousand Dollars.

It is therefore ordered that Letters of Administration of the estate of the said Lucina M. Clark deceased, issue to the said Petitioner Leroy M. Clark upon his taking the oath and filing a bond, according to law, in the sum of Six thousand and six hundred dollars;

Dated July 23rd, 1900.

Albert G. Burnett,

Judge of the Superior Court.

July 23 Bond of Leroy M. Clark in the sum of \$6600.00 with J.E.Clark and S. Talmadge as sureties, approved filed and recorded in Book 2 of Bonds, page 122.

" " Letters of Administration issued to Leroy M. Clark, with the oath of Administrator, filed and entered in Book 2 of Letters, page 53.

" " Order of publication of Notice to Creditors in the Santa Rosa Republican a weekly newspaper printed and published in Sonoma County, at least once a week for 4 weeks. Filed and entered in Book 27, page 341.

" 26 Order appointing C.C.Donovan, C.V.Talmadge and E.E.Forse appraisers of the estate of Lucina M. Clark, deceased. Filed and entered in Book 27, page 353.

" 26 Inventory issued.

Administration of said estate; that the property belonging to said estate is valued as follows: Real Estate, seven thousand dollars, and the annual rents, issues and profits thereof, eight hundred dollars; personal property, twenty five hundred dollars, and the whole value of said estate does not exceed the sum of ten thousand dollars. It is therefore ordered that letters of Administration of the estate of the said Lucius M. Clark deceased, issue to the said Petitioner Leroy M. Clark upon his taking the oath and filing a bond, according to law, in the sum of six thousand and six hundred dollars; Dated July 23rd, 1900.

Alfred G. Burnett,
Judge of the Superior Court.
Bond of Leroy M. Clark in the sum of \$6000.00 with J.E. Clark and S. Talmadge as sureties, approved, filed and recorded in Book 2 of Bonds, page 122.
Letters of Administration issued to Leroy M. Clark, with the oath of Administrator, filed and entered in Book 2 of Letters, page 53.

Order of publication of Notice to Creditors in the Santa Rosa Republican a weekly newspaper printed and published in Benson County, at least once a week for 4 weeks. Filed and entered in Book 27, page 241.

Order appointing C.E. Benven, S.V. Talmadge and E.E. Foxe administrators of the estate of Lucius M. Clark, deceased. Filed and entered in Book 27, page 252.

1900

Aug. 6 Inventory and Appraisement of the estate of Lucina M. Clark, deceased, signed by all the appraisers and verified by the administrator. Filed.

Real estate situated in the County of Sonoma, State of California, described as follows, viz: The undivided one half of the North West quarter of section 35 township 8 North, Range 9 west of Mt. Diablo Meridian, the same being an improved farm. Said undivided one half appraised at, by us,

	\$8000.00
Personal property, enumerated,	<u>1749.98</u>
Total value.	\$9749.98

Dec. 24 Vouchers filed.

" " First and Final Account Filed.

" " Petition for Distribution filed.

(Title of Court and Cause)

Recites:-

To the Hon. the Superior Court of the County of Sonoma, State of California:

The petition of Leroy M. Clark, administrator of the estate of Lucina M. Clark, deceased, respectfully shows:

That your petitioner was appointed such administrator by said Court, on the 23 day of July 1900 and on the 23 day of July 1900, he duly qualified as such administrator and thereupon entered upon the administration of the said estate, and has ever since continued to administer the same;

That on the 6 day of August 1900, your petitioner duly made and returned to this Court a true

1900

Aug. 8

Inventory and Appraisal of the estate of Lucina M. Clark, deceased, signed by all the appraisers and verified by the administrator. Filed.

Real estate situated in the County of Sonoma, State of California, described as follows, viz: The undivided one half of the North West quarter of section 22 Township 8 North, Range 2 west of Mt. Diablo Meridian, the same being an improved farm. Said undivided one half appraised at, by us,

\$8000.00

1742.88

\$9742.88

Personal property, enumerated,

Total value.

Vouchers filed.

First and Final Account filed.

Petition for Distribution filed.

(Title of Court and Cause)

Receivers:-

To the Hon. the Superior Court of the County

of Sonoma, State of California:

The petition of Henry M. Clark, administrator

of the estate of Lucina M. Clark, deceased, reap-

resents as follows:

That your petitioner was appointed such admin-

istrator by said Court, on the 22 day of July 1900

and on the 22 day of July 1900, he duly qualified

as such administrator and thereupon entered upon

the administration of the said estate, and has ever

since continued to administer the same;

That on the 8 day of August 1900, your petitioner

or duly made and returned to this Court a true

1900 inventory and appraisement of all the estate of said deceased which had come to his possession or knowledge:

That on the 26 day of July, 1900, your petitioner duly published notice to creditors to present their claims against the said deceased, in the manner and for the period prescribed by this Court;

That more than four months has elapsed since the appointment of your petitioner as such administrator and more than four months have expired since the first publication of said notice to creditors;

That on the 24 day of December 1900, your petitioner filed his accounts as such administrator which said accounts after due hearing and examination, were finally settled;

That all the debts of said deceased, and of said estate, and all the expenses of the administration thereof thus far incurred, and all taxes that have attached to or accrued against the said estate have been paid and discharged, and said estate is now in a condition to be closed;

That the residue of the said estate now remaining in the hands of your petitioner is fully set forth and described in the Schedules marked "A" hereunto annexed and made a part of this petition;

That the said estate is separate property of said deceased.

SCHEDULE "A".

The undivided one half of the South West quarter of section thirty five (35) Township Eight (8) North Range Nine (9) West M.D.M. in the County of Sonoma, State of California.

1/2 interest in the following personal property:

1900 inventory and appointment of all the estate of said

deceased which had come to his possession or know-

ledge:

That on the 24 day of July, 1900, your petitioner

duily published notice to creditors to present their

claims against the said deceased, in the manner and

for the period prescribed by this Court;

That more than four months have elapsed since

the appointment of your petitioner as such adminis-

trator and more than four months have elapsed since

the first publication of said notice to creditors;

That on the 24 day of December 1900, your peti-

tioner filed his accounts as such administrator which

said accounts after due hearing and examination, were

finally settled;

That all the debts of said deceased, and of

said estate, and all the expenses of the administra-

tion thereof have been paid, and all taxes that

have attached to or secured against the said estate

have been paid and discharged, and said estate is

now in a condition to be closed;

That the residue of the said estate now remain-

ing in the hands of your petitioner is truly set

forth and described in the schedule marked "A"

herewith annexed and made a part of this petition;

That the said estate is separate property of

said deceased.

Respectfully submitted,

The undersigned one half of the South West quarter

of section thirty five (35) Township Eight (8) North

Range Nine (9) East N.W.M. in the County of Sonoma,

State of California.

is interest in the following personal property:

1900

&c.,

&c.,

That the said Lucina M. Clark died intestate, in the County of Sonoma, on the 9th day of May, 1900 leaving her surviving Ida R. Whiting of Elmhurst Alameda County, California, a daughter and the sons James E. Clark and your petitioner Leroy M. Clark, both of Sonoma County, and all over 21 years of age as her sole heirs at law.

That the said Ida R. Whiting, sold, assigned and conveyed all of her right, title and interest in and to all of said estate, real and personal, to your petitioner and his brother, James E. Clark by deed & writing duly acknowledged, dated July 3rd, 1900 and recorded in Book 189, page 576 of Deeds, Sonoma County Records.

That the said James E. Clark and your petitioner Leroy M. Clark are entitled to all the residue of said estate.

WHEREFORE, your petitioner prays that the administration of said estate may be brought to a close, and that he may be discharged from his trust as such Administrator.

That, after due notice given and proceedings had, the estate remaining in the hands of your petitioner as aforesaid may be distributed to the said parties entitled thereto as aforesaid, to wit:

The said James E. Clark and your petitioner Leroy M. Clark, in equal portions, share and share alike, or that such other or further order may be made as is meet in the premises.

And your petitioner will ever pray, etc.,

Leroy M. Clark.

R. F. Crawford, Attorney for petitioner.

That the said James M. Clark died intestate,
in the County of Sonoma, on the 25th day of May, 1880,
leaving her surviving son, James M. Clark, of Alameda County, California, a bachelor and the son
of James E. Clark and your petitioner James M. Clark,
both of Sonoma County, and all over 21 years of age
no her sole heir at law.
That the said James M. Clark, sole, assigned
and conveyed all of her right, title and interest
in and to all of said estate, real and personal, to
your petitioner and his brother, James E. Clark by
deed & writing duly acknowledged, dated July 2nd, 1880
and recorded in Book 188, page 576 of Deeds, Sonoma
County Records.
That the said James E. Clark and your petitioner
James M. Clark are entitled to all the residue of
said estate.
WHEREFORE, your petitioner prays that the
administration of said estate may be brought to a
close, and that he may be discharged from his trust
as such Administrator.
That, after due notice given and proceedings
had, the estate remaining in the hands of your pet-
itioner as administrator may be distributed to the said
parties entitled thereto as aforesaid, to wit:
The said James E. Clark and your petitioner
James M. Clark, in equal portions, share and share
alike, or that such other or further order may be
made as is just in the premises.
And your petitioner will ever pray, etc.,
James M. Clark.
W. F. Crawford, Attorney for petitioner.

1900 Dated December 22, A.D. 1900.

Dec, 24 Proof of Publication of Notice to Creditors.
Filed.

" 27 Proof of Posting of Notice and Memorandum by
Clerk, fixing time, etc., filed.

State of California)
County of Sonoma.)SS

R.L.Thompson, Deputy County Clerk of the County aforesaid, being duly sworn, says that on the 27th day of Decr. A.D. 1900, he posted three notices, of which the within is a true copy, in three different public places in the County of Sonoma, one of which is at the Court House door, one at the S.E. corner of Fourth Street and Hinton Avenue and one at the S.W. corner of Fourth street and Exchange Avenue, in the City of Santa Rosa.

R. L. Thompson.

Subscribed and sworn to before me, this 27th day
of Decr. 1900.

Somers B. Fulton, Clerk.

By F. G. Nagle, Deputy Clerk.

On the reverse side of the above affidavit is a printed copy of the Clerk's Notice as follows:

Notice is hereby given that Leroy M. Clark administrator of the estate of Lucena M. Clark deceased, has filed in this Court his final account together with petition for final distribution in said matter, praying that said final account be settled and approved and distribution of the property belonging to said estate and still remaining in the hands of your petitioner made to the

1900
Dated December 22, A.D. 1900.
Proof of Publication of Notice to Creditors.
Filed.
27
Proof of Posting of Notice and Memorandum by
Clerk, fixing time, etc., filed.
State of California
County of Sonoma.
H.I. Thompson, Deputy County Clerk of the County
aforesaid, being duly sworn, says that on the 27th
day of Decr. A.D. 1900, he posted three notices,
of which the within is a true copy, in three
different public places in the County of Sonoma,
one of which is at the Court House door, one at
the S.E. corner of Fourth Street and Hinton Avenue
and one at the S.W. corner of Fourth Street and
Exchange Avenue, in the City of Santa Rosa.
H.I. Thompson.
Subscribed and sworn to before me, this 27th day
of Decr. 1900.
Samuel S. Wilson, Clerk.
By F. G. Wells, Deputy Clerk.
On the reverse side of the above affidavit is a
printed copy of the Clerk's Notice as follows:
Notice is hereby given that Leroy N. Clark
administrator of the estate of Joanna N. Clark
deceased, has filed in this Court his final account
together with petition for final distribution in
said matter, praying that said final account be
settled and approved and distribution of the
property belonging to said estate and still remain
ing in the hands of your petitioner made to the

1900

parties entitled thereto.

Now I, Somers B. Fulton, Clerk of said Superior Court, do hereby fix and appoint Monday, the 7th day of Jan. 1901, at 10 o'clock A.M., of said day, at the Court-room of Department One of said Court, at the Court House, in the City of Santa Rosa, County of Sonoma, State of California, as the time and place for hearing said Final Account and Petition for Distribution by the Court; and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why the said petition should not be granted.

Santa Rosa, Dec. 27, 1900.

Somers B. Fulton,
Clerk.

By R. L. Thompson, Deputy Clerk.

1901

Jan. 7

Decree establishing Notice to Creditors filed and entered Book 27, page 636.

(Title of Court and Cause)

Recites: It appearing to the satisfaction of the Court, that due and legal notice to the creditors of said estate has been given;

It is hereby ordered, adjudged and decreed that due and legal notice to the creditors of said Lucina M. Clark, deceased, has been given, and that the same is established of record, and that this decree be entered in the minutes of this Court and recorded'

Dated January 7th, 1901.

S.K. Dougherty,
Judge of said Court.



1901

Jan. 7 THE Order of settlement of accounts and Final Distribution. Filed and entered in Book 27, page 637.

In the (Certified copy of the above Order recorded in Book 6 of Decrees of Distribution, page 32; and on page 637 of this Abstract of Title.)

Decreed.

ORDER AND DECREE OF SETTLEMENT OF ACCOUNTS
AND FINAL DISTRIBUTION.

Dated,

January 7th, 1901.

Heroy M. Clark, Administrator of the Estate of
William M. Clark, deceased having on the 24th day of December
A.D. 1900, rendered and filed herein a full account and re-
port of his administration of said estate, which account
was for final settlement, and having with said account,
filed a petition for the Final Distribution of the estate;
and said account and petition this day coming on
regularly to be heard, proof having been made to the satis-
faction of the Court that the Clerk had given notice of
the settlement of said account and the hearing of said
petition, in the manner and for the time heretofore ordered
and directed by the Court;

and it appearing that said estate is in all respects
ready for distribution, and that it is expedient that the
total amount due to said estate in the hands of the administrator
at the time of filing said account was \$ 2871.75; that after
deduction of said unpaid taxes due to said estate
by the administrator, and that the sum of \$ _____ has been ex-
pended by him as necessary expenses of administration, the
balance due to the estate is \$ _____, together with a small sum

1901

Jan. 7

Order of settlement of accounts and final

Distribution. Filed and entered in Book 27.

page 637.

(Certified copy of the above order recorded in

Book 6 of Records of Distribution, page 38;

and on page of this Abstract of title.)

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IN THE SUPERIOR COURT OF THE COUNTY OF SONOMA,
STATE OF CALIFORNIA.

In the Matter of the
Estate of
Lucina M. Clark,
Deceased.

ORDER AND DECREE OF SETTLEMENT OF ACCOUNTS
AND FINAL DISTRIBUTION.

Dated.

January 7th, 1901.

Leroy M. Clark, Administrator of the Estate of Lucina M. Clark, deceased having on the 24th day of December A.D. 1900, rendered and filed herein a full account and report of his administration of said estate, which account was for final settlement, and having with said account, filed a petition for the Final Distribution of the estate;

And said account and petition this day coming on regularly to be heard, proof having been made to the satisfaction of the Court that the Clerk had given notice of the settlement of said account and the hearing of said petition, in the manner and for the time heretofore ordered and directed by the Court;

And it appearing that said account is in all respects true and correct, and that it is supported by proper voucher that the residue of money in the hands of the administrator at the time of filing said account was \$ 2971.78; that since the rendition of said account nothing has been received by the Administrator; that the sum of \$____ has been expended by him as necessary expenses of administration, the vouchers whereof, together with a statement of such dis-

IN THE SUPERIOR COURT OF THE COUNTY OF SONOMA,

STATE OF CALIFORNIA.

In the Matter of the

Estate of

Isolina M. Clark,

Deceased.

ORDER AND REPORT OF SETTLEMENT OF ACCOUNTS

AND FINAL DISTRIBUTION.

January 25th, 1901.

Dated.

Leroy M. Clark, Administrator of the Estate of Isolina M. Clark, deceased, having on the 24th day of December A.D. 1900, rendered and filed herein a full account and report of his administration of said estate, which account was for final settlement, and having with said account, filed a petition for the final distribution of the estate; And said account and petition this day coming on regularly to be heard, proof having been made to the satisfaction of the Court that the Clerk had given notice of the settlement of said account and the hearing of said petition, in the manner and for the time heretofore ordered and directed by the Court;

And it appearing that said account is in all respects true and correct, and that it is supported by proper vouchers that the residue of money in the hands of the administrator at the time of filing said account was \$2071.75; that since the rendition of said account nothing has been received by the Administrator; that the sum of \$ has been expended by him in necessary expenses of administration, the same whereof, together with a statement of such dis-

bursements, are now presented and filed, and said statement is now settled and allowed, and the payments are approved by this Court; that the estimated expenses of closing the estate will amount to \$____, leaving a residue of \$2057.00 money received since date of letters of administration.

Also the amount of the Inventory and appraisement, \$9749.98, making a total of \$11,807.98.

And it appearing that all claims and debts against said decedent, all taxes on said estate and all debts, expenses and charges of administration have been fully paid and discharged, and that said estate is ready for distribution, and in condition to be closed;

That said Lucina M. Clark died intestate, in this County on the 9th day of May 1900 leaving her surviving as her sole and only heirs at law, Ida R. Whiting, James E. Clark and Leroy M. Clark all of lawful age.

That the said Ida. R. Whiting sold, assigned and conveyed all of her right, title and interest in and to all of the said estate real & personal to the said James E. Clark and Leroy M. Clark by deed dated July 3rd, 1900 and recorded in Book 189 page 576 of Deeds, Sonoma County Records.

And by Bill of Sale dated July 3rd. 1900 and recorded in liber F of Promiscuous Records, page 293 Sonoma County Records as appears to the satisfaction of the Court by proof offered in open Court.

It is hereby Ordered, adjudged and decreed, that the said final accounts of the Administrator be and the same are settled, allowed and approved, and that the residue of said estate hereinafter particularly described, and any other property not now known or discovered, which may belong to the said estate, or in which the said estate may have any interest, be and the same is hereby distributed

by the court, and the payments are now presented and allowed, and the payments are approved by this court; that the estimated expenses of closing the estate will amount to \$____, leaving a residue of \$2057.00 money received since date of letters of administration. Also the amount of the inventory and appraisement, \$745.92, making a total of \$1,807.92.

And it is suggested that all claims and debts against said decedent, all taxes on said estate and all debts, expenses and charges of administration have been fully paid and discharged, and that said estate is ready for distribution, and in condition to be closed;

That said James M. Clark died intestate, in this county on the 25th day of May 1900 leaving her surviving her son and only heir at law, the E. Whiting, James E. Clark and Leroy M. Clark all of Lawrence Co.

That the said James M. Clark died, married and conveyed all of her right, title and interest in and to all of the said estate real & personal to the said James E. Clark and Leroy M. Clark by deed dated July 25th, 1900 and recorded in Book 188 page 576 of Deeds, Sonoma County Records.

And by Bill of Sale dated July 25th, 1900 and recorded in Book 188 of Probate Records, page 293 Sonoma County Records in response to the satisfaction of the court by deed entered in open court.

It is hereby ordered, adjudged and decreed, that the said final accounts of the Administrator be and the same are settled, allowed and approved, and that the residue of said estate hereinafter particularly described, and any other property not now known or discovered, which may belong to the said estate, or in which the said estate may have any interest, be and the same is hereby distributed

as follows:- To James E. Clark and Leroy M. Clark in equal portions share and share alike.

The following is a particular description of the said residue of said estate referred to in this decree, and of which distribution is now ordered as aforesaid.

The undivided one half of the South West quarter of Section Thirty-five (35) Township Eight (8) North Range Nine (9) West M.D.M. in the County of Sonoma, State of California.

Also all the moneys personal property and effects described in the petition for distribution filed herein amounting to the sum of \$3806.98.

S. K. Dougherty,

Judge of the Superior Court.

Dated January 7th, A.D. 1901.

(Endorsed) Filed in the office of the County Clerk of Sonoma County, Cal. Jan. 7, 1901.

Somers B. Fulton, Co. Clerk,

By R. L. Thompson, Dep. Clerk.

Certified to be a true copy etc., on January 10th, 1901,
by Somers B. Fulton, County Clerk, by R. L. Thompson,
Deputy Clerk.

(10¢ I. R. Stamp cancelled)

Recorded.

Jan. 12, 1901.

Book No. 6 of Decrees of Distribution, page 32.

as follows:-- To James E. Clark and Leroy W. Clark in equal

portions share and share alike.

The following is a verbatim description of the said

residue of said estate referred to in this decree, and of

which distribution is now ordered as aforesaid.

The undivided one half of the South West quarter

of Section Thirteen (13) Township Eight (8) North Range

Nine (9) West N.W. 1/4 in the County of Sonoma, State of

California.

Also all the money personal property and effects

described in the petition for distribution filed herein

amounting to the sum of \$3800.00.

S. K. Dougherty,

Judge of the Superior Court.

Dated January 11th, A.D. 1901.

(Entered) Filed in the office of the County Clerk of

Sonoma County, Cal. Jan. 11, 1901.

Samuel B. Fulton, Co. Clerk,

By R. L. Thompson, Dep. Clerk.

Certified to be a true copy etc., on January 11th, 1901.

by Samuel B. Fulton, County Clerk, by R. L. Thompson,

Deputy Clerk.

(10¢ I. R. Stamp cancelled)

Jan. 12, 1901.

Recorded.

Book No. 6 of Record of Distribution, page 33.

LEROY M. CLARK

— TO —

JAMES E. CLARK.

L E A S E.

Dated.

January 1, 1902.

Does hereby demise and lease unto said second party all of his undivided one half interest in and to the Southwest quarter of section 35, in the Township of Russian River, in the County of Sonoma, State of California, and in and to all the stock, tools, implements and other personal property and effects, now on the said premises and belonging jointly to the parties hereto, for the term of five years from the date hereof, at an annual cash rental of One Thousand Dollars, (\$1000.00) payable at the end of each year and in addition thereto said second party shall pay all taxes and assessments legally levied on said premises and property during said term and keep the same in good repair and condition at his own charge and expense.

It is Further Agreed, that said second party shall at the expiration of said five years,, have the right to, and the option of purchasing the said premises and property and the whole thereof from said first party, for the sum of Twelve Thousand five hundred Dollars (\$12,500.00) gold coin, but in case of such purchase the \$5000.00 paid as rent hereunder, shall be applied as a part of said purchase price of \$12,500.00 and only the difference between said sums be required. And said first party shall on receiving such difference, execute and deliver to said second party, his heirs or assigns a good and sufficient deed and conveyance of all of such real or personal property

LEROY M. CLARK

TO

JAMES E. CLARK

IN WITNESS WHEREOF

January 1, 1902.

Dated.

Doan hereby demises and leases unto said second party all of his undivided one half interest in and to the South-west quarter of section 35, in the Township of Russian River, in the County of Sonoma, State of California, and in and to all the stock, tools, implements and other personal property and effects, now on the said premises and belonging jointly to the parties hereto, for the term of five years from the date hereof, at an annual cash rental of one thousand dollars (\$1000.00) payable at the end of each year and in addition thereto said second party shall pay all taxes and assessments legally levied on said premises and property during said term and keep the same in good repair and condition at his own charge and expense.

It is further agreed, that said second party shall at the expiration of said five years, have the right to, and the option of purchasing the said premises and property and the whole thereof from said first party, for the sum of Twelve thousand five hundred dollars (\$12,500.00) gold coin, but in case of such purchase the \$2000.00 paid as rent hereunder, shall be applied as a part of said purchase price of \$12,500.00 and only the \$10,500.00 balance shall have to be paid. And said first party shall on receiving such advance, execute and deliver to said second party, his heirs or assigns a good and sufficient deed and conveyance of all of such land or personal property

In Witness Whereof, etc.,

(Signed)

Leroy M. Clark. (SEAL)

James E. Clark. (SEAL)

Acknowledged.

March 10th, 1903.

Before R. E. Hewitt, Notary Public in and for
said County of Alameda, State of California.

Recorded.

Mar. 27, 1903.

Liber "I" of Leases, page 229.

In Witness Whereof, etc.,

James E. Clark. (SEAL)
Jesse H. Clark. (SEAL)

(Signed)

March 10th, 1903.

Acknowledged.

Before A. E. Hewitt, Notary Public in and for
said County of Alameda, State of California.

Mar. 27, 1903.

Recorded.

Book 11 of Leases, page 228.

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(Signed)

J. E. CLARK and

BESSIE K. CLARK

(his wife)

and

Le Roy M. Clark

TO

W. P. SLUSSER.

D E E D.

Dated.

April 12, 1902

CONS: \$100.00

Do grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to-wit:-

Beginning at the North East corner of the South West quarter of section Thirty five (35) Township 8 North Range 9 West, M.D.M. and running thence West on the quarter section line 364 feet to a post; thence South Easterly 220 feet to a post in the fence at a point 203 feet from the said quarter section line; thence in an Easterly direction 309 $\frac{1}{2}$ feet to a post in the fence on the West side of the road leading from Mt Olivet to Windsor at a point 344 feet from the place of beginning; thence North along the said road fence 344 feet to the place of beginning; ~~thence North along the said road fence 344 feet to the place of beginning,~~ containing about 1 94/100 acres.

Together with all &c.,

(Signed)

Jas. E. Clark. (SEAL)

Bessie K. Clark. (SEAL)

Le Roy M. Clark. (SEAL)

J. H. CLARK and
BENJAMIN K. CLARK
(his wife)
and
De Roy M. Clark
TO
W. P. BLISSON.

D. E. W. A.

April 18, 1902

Witnessed.

COPIES: \$100.00

De Grant, Benjamin and wife, convey and confirm unto
the said party of the second part, and to his heirs and
assigns forever, all that certain lot, piece or parcel of
land situate, lying and being in the County of Sonoma,
State of California, and bounded and particularly described
as follows, to-wit:-
Beginning at the North East corner of the South West
quarter of section thirty five (35) Township 3 North Range
2 West, N.D.M. and running thence West on the quarter sec-
tion line 364 feet to a post; thence South Easterly 820
feet to a post in the range of a point 302 feet from the
said quarter section line; thence in an Easterly direction
302 1/2 feet to a post in the range on the West side of the
road leading from the point to the point 344 feet
from the place of beginning; thence South along the said
road 344 feet to the place of beginning; thence
North along the said road 344 feet to the place of
beginning, containing about 1 1/2 acres.

Testimony with aid of...

(Signed) J. H. Clark. (SEAL)
Benjamin K. Clark. (SEAL)
De Roy M. Clark. (SEAL)

Acknowledged, by Le Roy M. Clark,

April 17th, 1902.

Before R. B. Treat, Notary Public in and for
the City and County of San Francisco, California.

Acknowledged, by Jas. E. Clark & Bessie K. Clark,

April 12th, 1902.

THE STATE OF CALIFORNIA

Before R. F. Crawford, Notary Public, in and
for the County of Sonoma, State of California.

Recorded.

May 5th, 1902.

Book No. 197 of Deeds, page 494.

For unpaid State and County Taxes for the year 1902
on mortgage interest of Ida E. Whitney in 160 acres in
section 35, Township 9 North Range 9 West, Mount Diablo
Meridian, assessed to Jas. E. and Bessie K. Clark.

Recorded.

July 26th, 1904.

Book No. 12 of Tax Sales, page 188.

Recorded. Acknowledged, by Le Roy W. Clark, April 17th, 1902.

Before R. H. Tress, Notary Public in and for the City and County of San Francisco, California.

Recorded. Acknowledged, by Jas. E. Clark & Eugene E. Clark, April 18th, 1902.

Before R. W. Crawford, Notary Public, in and for the County of Sonoma, State of California.

Recorded. May 5th, 1902.

Book No. 187 of Deeds, page 424.

IDA R. WHITNEY

by the Tax Collector
of Sonoma County,

— TO —

THE STATE of CALIFORNIA

CERTIFICATE OF TAX SALE NO. 169.

Dated.

June 29th, 1904.

Taxes and Costs, \$45.50.

For unpaid State and County Taxes for the year 1903
on mortgage interest of Ida R. Whitney in 160 acres in
section 35, Township 8 North Range 9 West, Mount Diablo
Meridian, assessed to Jas. E. and L. M. Clark.

Recorded.

July 26th, 1904.

Book No. 14 of Tax Sales, page 169.

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LEROY M. CLARK

(unmarried)

TO

JAMES E. CLARK.

D E E D.

Dated.

June 16th, 1906.

CONS: \$10.00

Does grant, bargain and sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows to wit:-

The South West quarter of Section thirty-five (35) Township Eight (8) Range 9 West M.D.M. excepting about two acres heretofore sold to W.P.Slusser, containing 158 acres more or less.

Together with all etc.,

(Signed)

Leroy M. Clark. (SEAL)

Acknowledged.

June 16th, 1906.

Before R. F. Crawford, Notary Public in and for
Sonoma County, State of California.

Recorded.

August 6, 1906.

Liber of Deeds, page .

JERRY M. CLARK

(Witnessed)

VS

JAMES E. CLARK

J. E. C.

June 18th, 1906.

Dated.

COPIES: \$10.00

Don Grant, Captain and wife, convey and warrant unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situated, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows to wit:-

The North West Quarter of Section thirty-five (35) Township Eight (8) Range 9 West N.T.M. excepting about two acres more or less to E.F. Elmer, containing 125 acres

more or less.

Together with all etc.,

Jerry M. Clark. (SHEAL)

(Signed)

June 18th, 1906.

Witnessed.

Before E. F. Crawford, Notary Public in and for Sonoma County, State of California.

August 6, 1906.

Witnessed.

List of books, maps

STATE AND COUNTY TAXES.

1891-92

— to —

All Paid.

1902-03

inclusive

1903-04

All paid, except mortgage interest of
Ida R. Whitney, which was sold
to the State of California (see
Certificate of Tax Sale on page 116
of this Abstract of Title)

1904-05

All Paid.

1905-06

ALL Paid.

1906-07

Now a lien.

NOTHING FURTHER.

Santa Rosa, Sonoma County, California, September
Thirteenth (13th) A.D. 1906, at Five o'clock P. M.

J. G. Nagle

Searcher of Records.

STATE AND COUNTY TAXES.

1891-92	
1892-93	All paid.
1893-94	
1894-95	All paid, except mortgage interest of
1895-96	Isa B. Whitney, which was sold
1896-97	to the State of California (see
1897-98	Certificate of Tax Sale on page 11)
1898-99	
1899-00	All paid.
1900-01	All paid.
1901-02	Now a lien.

NOTHING FURTHER.

Santa Rosa, Sonoma County, California, September

Thirteenth (18th) A.D. 1902, at five o'clock P. M.

J. H. [Signature]

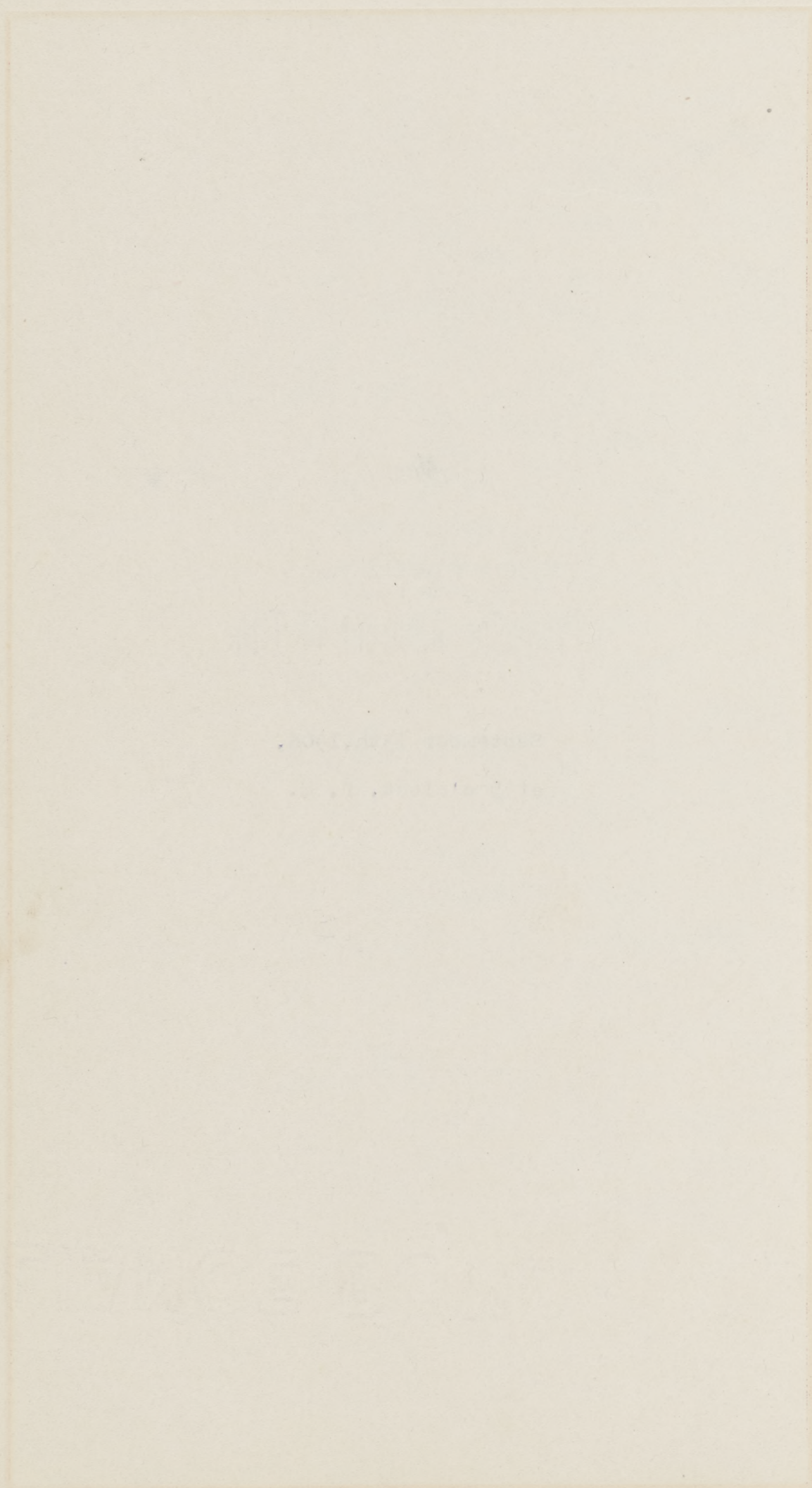
Recorder of Records.

#6728

CONTINUATION
OF THE
Preceding Abstract of Title
SUBSEQUENT TO

September 13th, 1906,

at 5 o'clock, P. M.



JAMES E. CLARK, and
 BESSIE K. CLARK, husband
 and wife,

— TO —

LIZZIE L. WOODWARD,

D E E D

Dated

September 17, 1910.

Cons; \$10.00.

Do grant, bargain, and sell, convey, and confirm unto the said party of the second part, and to her heirs and assigns forever, all that certain lot, piece, or parcel of land situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, towit;-

The Southwest quarter of section thirty five (35) township eight (8) North Range nine (9) west M. D. M., excepting and reserving the following parcel of land heretofore conveyed to W. P. Slusser, towit;-

Beginning at the North east corner of the South west quarter of section thirty five, township eight (8) North Range nine (9) west M. D. M., and renning thence west on the quarter section line 364 feet to a post; thence South easterly 220 feet to a post in the fence at a point 203 feet from the said quarter line; thence in an easterly direction $309\frac{1}{2}$ feet to a post in the fence on the west side of the road leading from Mt. Olivet to Windsor at a point 344 feet from the place of beginning; thence North along the said road 344 feet to the place of beginning, containing about $1\frac{94}{100}$

James E. Smith, and
Joseph A. Smith, together
and wife,
TO
Lester J. Foxworth,
of the County of Kane, State of Utah,
do hereby certify that the within and foregoing
is a true and correct copy of the original
as the same appears from the records of the
County of Kane, State of Utah, and is
correctly described as follows, to-wit:-

The following number of sections, to-wit: (25)
Section 21, Township 12 N., Range 10 E.,
County of Kane, State of Utah, and is bounded and
contained within the following corners of land
acquired and reserved for the benefit of the
University conveyed to W. H. Emerson, to-wit:-
The limits of the above west corner of the section
are: Quarter of section 21, Township 12 N., Range 10 E.,
Section 21, Township 12 N., Range 10 E., and the
west of the quarter section 21, Township 12 N., Range 10 E.,
thence south westerly 120° East for a distance of 100 feet
to a point 200 feet from the said quarter section 21, Township 12 N., Range 10 E.,
in an easterly direction 200 feet to a point in the
center of the east side of the road leading from the
center of the section 21, Township 12 N., Range 10 E.,
thence to the center of the road leading from the center
of the section 21, Township 12 N., Range 10 E., and the
road leading from the center of the section 21, Township 12 N., Range 10 E.,
to the place of beginning, containing about 1.50 acres.

acres.

Together with all etc;

(Signed)

James E. Clark, (Seal)

Bessie K. Clark, (Seal)

Acknowledged

September 17th, 1910,

By James E. Clark, and

Bessie L. Clark, husband and wife,

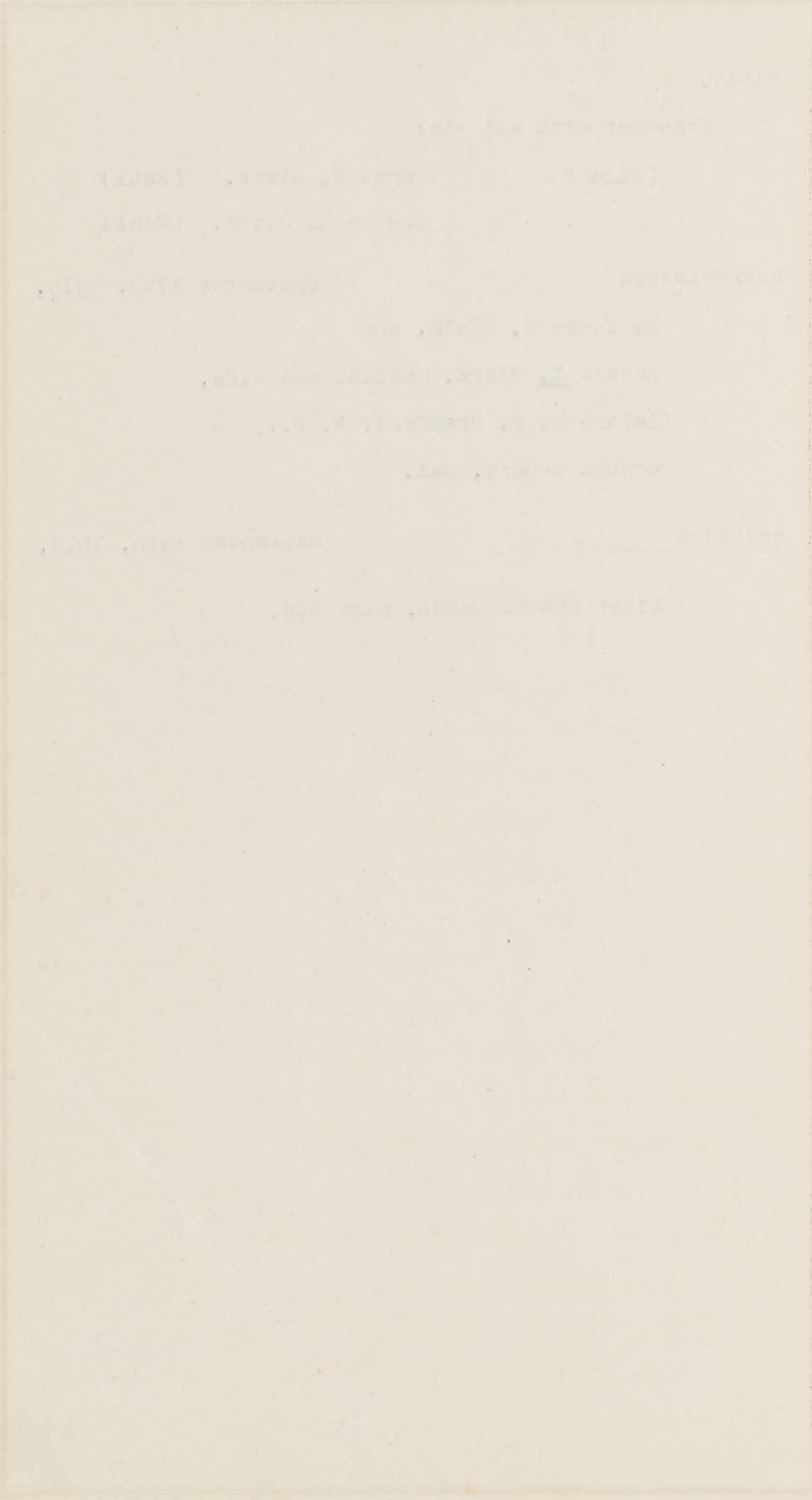
Before R. F. Crawford, N. P.,

Sonoma County, Cal.

Recorded

September 19th, 1910,

Liber 264 of Deeds, page 498.



LIZZIE L. WOODWARD,

(a widow),

— TO —

J. ALLEN WALLIS,

D E E D

Dated

March 4th, 1913.

Cons; \$10. and other considerations.

Does grant, bargain, and sell, convey, and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece, or parcel of land situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, towit;—

An undivided one half ($\frac{1}{2}$) of the Southwest quarter of section thirty five (35), township eight (8), North Range nine (9) west N.D.N., excepting and reserving the following parcel of land heretofore conveyed to W. P. Slusser, towit;—

Beginning at the Northeast corner of the South west quarter of section thirty five (35), township eight (8) North Range nine (9) west N. D. N., and running thence west on the quarter section line 364 feet to a post; thence Southeasterly 220 feet to a post in the fence at a point 203 feet from the said quarter line thence in an easterly direction $309\frac{1}{2}$ feet to a point in the fence on the west side of the road leading from Mt. Olivet to Windsor at a point 344 feet from the place of beginning, thence North along said road 344 feet to the place of beginning, containing about $1\frac{94}{100}$ acres.

Together with all, etc;

(Signed)

Lizzie L. Woodward, (Seal)

Witness; A. M. Johnson.

Acknowledged

March 23, 1914,

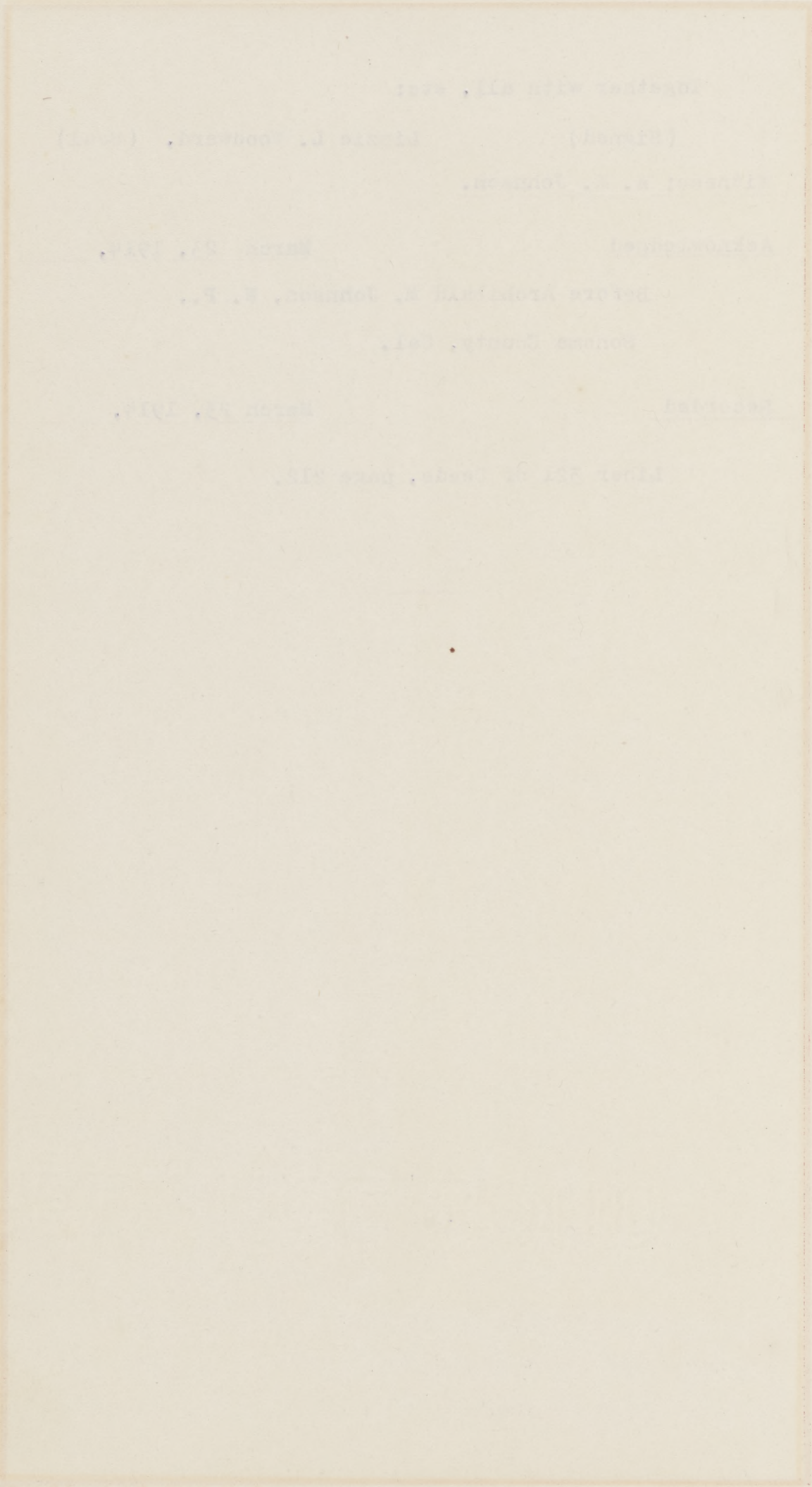
Before Archibald M. Johnson, N..P.,

Sonoma County, Cal.

Recorded

March 23, 1914,

Liber 321 of Deeds, page 212.



together with all, and
 (Signed) *James C. Woodson*, (Seal)
 Witness: *W. A. Johnson*
 Attest: *W. A. Johnson*
 Before Abraham W. Johnson, F. P.,
 Common Pleas, Cal.
 Given at, 1914.
 After 221 1/2 words, page 212.

LIZZIE L.

(a widow)

J. ALLEN

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TO

H. W. BEA

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debtedness to said third party and of One Dollar to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, and for the purpose of securing the payment of said promissory notes and of any sum or sums of money, with the interest

Submitted with all, etc.

(Signed) Lillian E. Johnson, (M.D.)

Witness, A. E. Johnson.

Witness, E. E. Johnson.

Betty Arnold, E. Johnson, E. E.

Johnson, E. E.

Witness, E. E. Johnson.

Witness, E. E. Johnson.

Certificate of Examination of Title

The undersigned hereby certifies that he has examined the foregoing Abstract of Title made by F.G.Nagle, Searcher of Records and Continuations thereof #6728

made by W. H. Pool, Searcher of Records,

dated, April 1st, 1919, at 3;21 o'clock P. M. and does now report,

that the mortgage made by Lizzie L. Woodward (a widow)

to Savings Bank of Santa Rosa (a corporation)

for \$ 22,000.00 dated, April 1, 1919

and recorded on April 1, 1919 in Liber

of Mortgages, page _____, Sonoma County Records, is a first lien upon the lands

described in ~~first~~ ^{said} mortgage, except as follows:

State, County, School & Special road taxes for the year
1919, a lien (not yet payable)

Dated, April 1st, 1919.

W. H. Pool

SEARCHER OF RECORDS,
Sonoma Co. Cal.

H

124
LIZZIE L. WOODWARD

(a widow) and

J. ALLEN WALLIS,

first parties

TO

H. W. BEARDIN and

F. A. BRUSH,

second parties

AND

UNION SAVINGS BANK

(a corporation)

third party

:DEED OF TRUST:

Dated,

February 15, 1917.

WITNESSETH:- Whereas the said first parties have borrowed and received of the said third party in gold coin of the United States, of the present standard, the sum of Twenty-seven Thousand Dollars and have agreed to repay the same with interest to said third party or its order, in like gold coin according to the terms of three certain promissory notes of even date herewith executed and delivered therefor by the said first parties;

NOW THIS INDENTURE WITNESSETH: That the said parties of the first part in consideration of the aforesaid indebtedness to said third party and of One Dollar to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, and for the purpose of securing the payment of said promissory notes and of any sum or sums of money, with the interest

thereon, that may be paid or advanced by or may otherwise be due to the parties of the second part or party of the third part, under the provisions of this instrument, and also such additional sums as may be hereafter borrowed and received by the said parties of the first part from the party of the third part, and evidenced by another promissory note of the said parties of the first part, have granted, bargained, sold, convey and confirmed and do hereby grant, bargain, sell, convey and confirm unto the parties of the second part in joint tenancy and to the survivor of them, their successors and assigns the piece or parcel of land situate in the County of Sonoma, State of California, described as follows:-
 (Here follows same description of land as set out in the deed (264-498) on page 120 of this Abstract)

(Deed of Trust Conditions)

In Witness Whereof &c.,

(Signed)

Lizzie L. Woodward. (SEAL)

J. Allen Wallis. (SEAL)

Witness: W.H.Pool.

Acknowledged,

March 2, 1917,

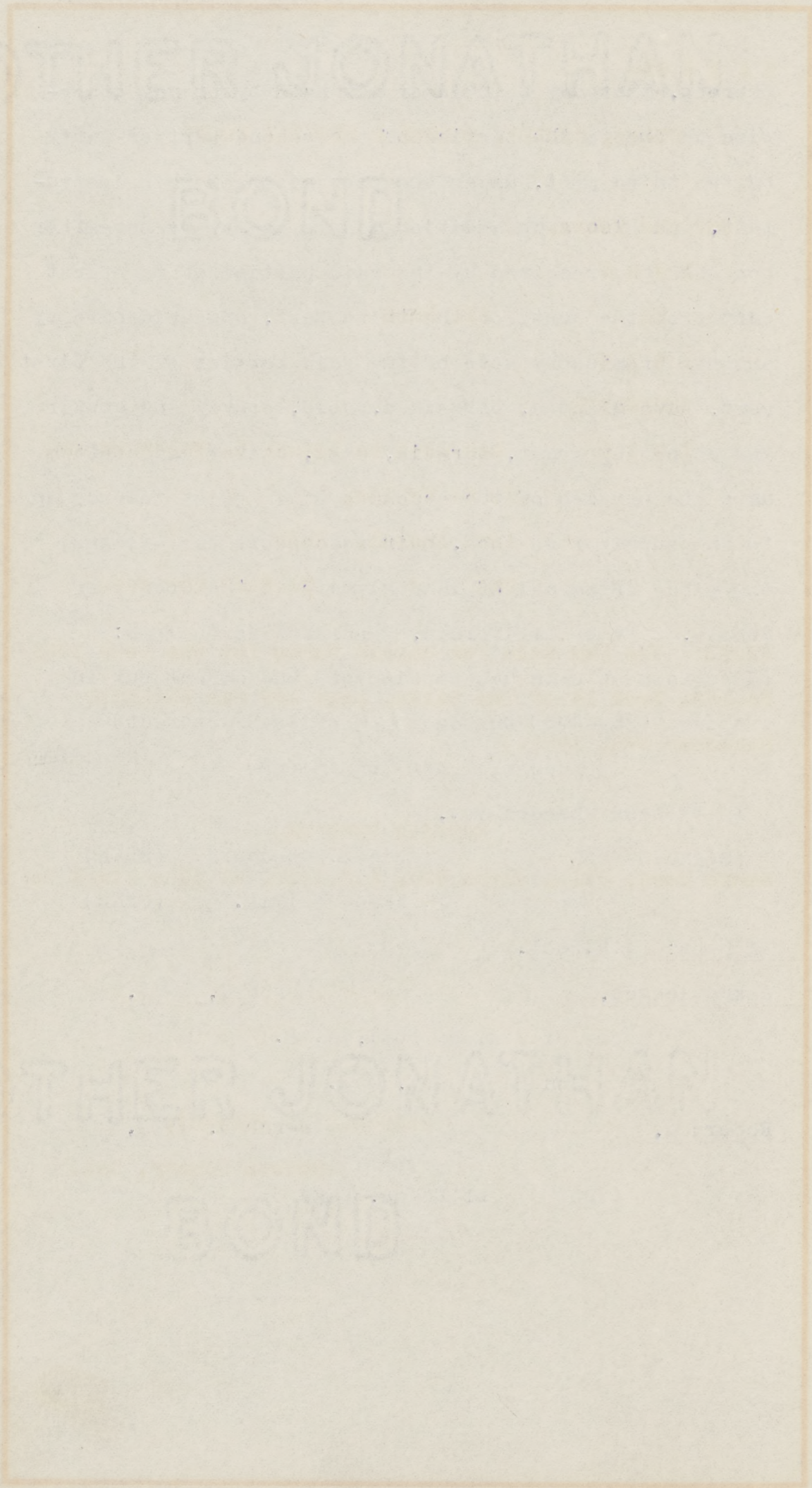
Before William H. Pool, N. P.

Sonoma County, Cal.

Recorded,

March 3, 1917,

Liber of Deeds, page



T A X E S:-STATE, COUNTY, SCHOOL & SPECIAL ROAD:

For the years,

1906

TO

All Paid

1915

INCLUSIVE

1916

Assessed to Lizzie L. Woodward and
J. A. Wallis,.

1st. Instal. Paid

2nd " \$108.67 now due.

(NOTE: The Tax Sale for unpaid taxes for the year 1903
No.169. Book 14 of Tax Sales, page 169 was REDEEMED
December 6th, 1906.)

NOTHING FURTHER.Santa Rosa, Cal., March 3rd, A.D.1917, at 12 o'clock M.

W. H. Pool
SP

SEARCHER OF RECORDS,

Sonoma County, Cal.

H

T A X E S :-

STATE, COUNTY, SCHOOL & SPECIAL ROAD:

For the Years,

1 9 0 6

All Paid

TO

1 9 1 5

INCLUSIVE

1 9 1 6

Assessed to Estate L. Woodward and

J. A. Wallis,

1st. Instal. Paid

2nd " \$108.67 now due.

(NOTE: The Tax Sale for unpaid taxes for the year 1905
No. 169. Book 14 of Tax Sales, page 169 was REVERSED
December 6th, 1906.)

NOTHING FURTHER.

Santa Rosa, Cal., March 3rd, A.D. 1917, at 12 o'clock M.

BRANCH OF RECORDS,

Santa Rosa County, Cal.

H

FRANK A. BRUSH,

also known as F. A. Brush

AND

ROBERT W. BRADLEY,

also known as R. W. Bradley,

as Trustees,

VS.

J. H. KELSO and

#6728

J. H. KELSO.

CONTINUATION
OF THE

Preceding Abstract of Title

SUBSEQUENT TO

March 3rd, A. D. 1917,

at 12 o'clock M.

Noted,

Noted that J. H. Kelso and J. H. Kelso are the parties

are hereby appointed successors and in the place of Frank

A. Brush, also known as F. A. Brush and Robert W. Bradley

also known as R. W. Bradley, as Trustees and parties of the

first part in all of the following named Deeds of J. H.

that certain Deed of Trust made, executed and delivered

on the 15th day of February, 1917 by J. H. Kelso, J. H. Kelso,

a widow and J. Allen Kelso, the parties of the first part

and R. W. Bradley and J. H. Kelso, parties of the second

part and Union Savings Bank (a corporation) party of the

third part and recorded March 3, 1917 in Book 44 of said

page 161 Seward County Records.

Here follows list of Deeds of Trust and other records

The foregoing Deeds also are included in the following

note of all of the Deeds of Trust and other records

heretofore made in a separate record of said Deeds of

Deeds of Trust on the 15th day of October, 1915.

ON THE MILL

FLAMME RAIL

BOND

FRANK A. BRUSH,

also known as F. A. Brush

— AND —

HUBERT W. BEARDIN,

also known as H. W. Beardin,

as Trustees,

— TO —

J. H. McLEOD and

J. S. SWEET.

:APPOINTMENT OF NEW TRUSTEES, AND

ASSIGNMENT OF DEEDS OF TRUST:

Dated,

October 11, 1918.

Resolved that J. H. McLeod and J. S. Sweet be and they are hereby appointed successors and in the place of Frank A. Brush, also known as F. A. Brush and Hubert W. Beardin also known as H. W. Beardin, as Trustees and parties of the first part in all of the following named Deeds of Trust;

That certain Deed of Trust made, executed and delivered on the 15th day of February, 1917 by Lizzie L. Woodward, a widow and J. Allen Wallis, the parties of the first part and H. W. Beardin and F. A. Brush, parties of the second part and Union Savings Bank (a corporation) party of the third part and recorded March 3, 1917 in Vol. 344 of deed page 161 Sonoma County Records.

(Here follows list of Deeds of Trust not under search)

The foregoing Resolution was adopted by the unanimous vote of all of the Directors present, being more than the majority thereof at a regular meeting of said Board of Directors held on the 7th day of October, 1918.

MILL

FAMME MILL

BOND

I, W. J. West, Secretary of the Union Savings Bank of Santa Rosa, Sonoma County, California (a corporation) organized and existing under the laws of the State of California, do hereby certify that the foregoing is a true and accurate copy of the Resolution of the Board of Directors of said corporation duly adopted at a regular meeting of said Board of Directors held at the office of said corporation on the 7th day of October, 1918 and that the same is entered as such in the minute book of said Board of Directors..

Witness my hand and the seal of said corporation this 14th day of October, 1918..

(Corporate seal) W. J. West, Secretary..

Recites:- "That Whereas, the Union Savings Bank, a corporation and being described as the party of the third part and the party beneficially interested in each and every of the Deeds of Trust hereinafter mentioned and described, and in which said Deeds of Trust the parties of the first part herein are described as the parties of the second part, do by Resolution duly and regularly adopted by the Board of Directors of the said Union Savings Bank at a meeting of said Board of Directors held at the office of said corporation in the City of Santa Rosa, Sonoma County, California on the 7th day of October, 1918, appoint said J. S. Sweet and J. H. McLeod as the successors of said Hubert W. Beardin, also known as H. W. Beardin and Frank A. Brush, also known as F. A. Brush as Trustees and parties of the second part in each of the hereinafter named and described Deeds of Trust and as requested, said Hubert W. Beardin and Frank A. Brush to convey and assign to the said J. S. Sweet and J. H. McLeod, all the title, interest, powers, duties and trusts possessed by said

1. J. J. West, Secretary of the Union Savings Bank of Santa Rosa, Sonoma County, California (a corporation)

organized and existing under the laws of the State of California, do hereby certify that the foregoing is a

true and accurate copy of the Resolution of the Board of Directors of said corporation duly adopted at a regular

meeting of said Board of Directors held at the office of said corporation on the 7th day of October, 1914 and that

the same is entered as such in the minute book of said Board of Directors.

Witness my hand and the seal of said corporation this 14th day of October, 1914.

(Corporate seal) W. J. West, Secretary.

Witness: That whereas, the Union Savings Bank, a corporation and being described as the party of the first part

and the party beneficially interested in each and every of the deeds of Trust hereinafter mentioned and described, and in which said deeds of Trust the parties of the

first part herein are described as the parties of the second part, do by Resolution duly and regularly adopted

by the Board of Directors of the said Union Savings Bank at a meeting of said Board of Directors held at the

office of said corporation in the City of Santa Rosa, Sonoma County, California on the 7th day of October, 1914,

appoint and J. J. West and J. H. McLeod as the successors of said Robert W. Beardsley, also known as R. W. Beardsley

and Frank A. Brush, also known as F. A. Brush as Trustees and parties of the second part in each of the hereinafter

mentioned and described deeds of Trust and as requested, said Robert W. Beardsley and Frank A. Brush to convey and assign

to the said J. J. West and J. H. McLeod, all the title, interest, powers, rights and estate possessed by said

Hubert W. Bardin and Frank A. Brush in and to each of the hereinafter mentioned and described Deeds of Trust.

Now Witnesseth, that the said parties of the first part herein in compliance with the said request and appointment so made by the said Union Savings Bank, as aforesaid, do hereby grant, convey and assign unto the parties of the second part and their successors, all of the estate and interest derived to us by or through said Deeds of Trust in the respective tracts and parcels of land described in each of said Deeds of Trust, which Deeds of Trust are hereinafter described and which are made a part herewith, with the same force and effect as though incorporated herein..

Together with the tenements, hereditaments and appurtenances thereunto belonging.

To Have and To Hold the said title, interest and estate possessed by the parties of the first part in said Trust Deeds and the real property described in each thereof without warranty unto the said parties of the second part and their successors and assigns..

(Here follows list of Deeds of Trust, including the one heretofore set out.)

(Signed)

F. A. Brush. ----

Also known as Frank A. Brush,
Trustee
Hubert W. Beardin. ---

Also known as H. W. Beardin,
Trustee.

Acknowledged,

October 15, 1918,

Before William H. Pool, N. P. Sonoma Co. Cal.

Recorded,

November 14, 1918.

Liber "T" of Assignments, page 15.

Robert W. Bordin and Frank A. Bordin in and to each of the

hereinafter mentioned and described Deeds of Trust.

For Witnesseth, that the said parties of the first

part herein in compliance with the said request and

agreement so made by the said Union Savings Bank, as

above said, do hereby grant, convey and assign unto the

parties of the second part and their successors, all of

the estate and interest derived to us by or through

said Deeds of Trust in the respective tracts and parcels

of land described in each of said Deeds of Trust, which

Deeds of Trust are hereinafter described and which are

made a part herewith, with the same force and effect as

though incorporated herein.

Together with the tenements, hereditaments and

appurtenances thereto belonging.

To Have and To Hold the said title, interest and

estate possessed by the parties of the first part in

said Trust Deeds and the real property described in

each thereof without warranty unto the said parties of

the second part and their successors and assigns.

(Here follows list of Deeds of Trust, including the one

heretofore set out.)

(Signed) F. A. Bordin.

Also known as Frank A. Bordin,

Trustee

Robert W. Bordin.

Also known as R. W. Bordin,

Trustee.

October 12, 1918.

Before William H. Pool, H. P. Borden Co. Clk.

November 14, 1918.

Lib. "T" of Assignments, page 15.

WOODWARD & WALLIS

_____ TO _____

W. M. RICHARDSON.

:CHattel MORTGAGE:

Dated,

January 25, 1919.

First party agrees to sell and deliver to second party and said second party agrees to buy, receive and pay for at 26¢ per pound twenty thousand (20,000) pounds net weight of hops, crop of 1919 grown during the season of 1919 upon those certain lands now cultivated to and containing about 70 acres of hops, situate in the County of Sonoma, California and particularly described as follows;

Generally known and called the Woodward-Wallis ranch situate on Mark West Creek, about five miles west of Fulton, Sonoma Co. Calif.,

(Here follows mortgage conditions)

(Signed)

L. L. Woodward.

J. Allen Wallis.

W. M. Richardson.

Acknowledged, (by all parties)

January 25, 1919

Before Nan M. Davis, N. P. Sonoma Co. Cal.

Properly verified,

January 25, 1919,

Before Nan M. Davis, N. P. Sonoma Co. Cal.

Recorded,

February 15, 1919,

Liben 1 of Chattel Mortgages, page 297.

WOODWARD & WELLS

TO

W. M. RICHARDS

CHARACTER MORTGAGE

January 25, 1919

First party agrees to sell and deliver to second party
and said second party agrees to buy, receive and pay for
said first party (20,000) pounds net weight of rough crop
of 1919 grown during the season of 1919 upon these certain
lands now situated to and containing about 70 acres of
land, situated in the County of Sonoma, California and
more particularly described as follows:

Generally known and called the Woodward-Wells ranch
situated on State Road 2000, about five miles west of
Healdsburg, Sonoma Co. Calif.

(Here follows mortgage conditions)

(Signed)
J. Allen Wells
W. M. Richards

Witnessed, (by all parties) January 25, 1919

Before me, J. E. Davis, S. J. Sonoma Co. Cal.

January 25, 1919

Before me, J. E. Davis, S. J. Sonoma Co. Cal.

January 25, 1919

Index 1 of Character Mortgage, page 27.

J. S. SWEET and
J. H. McLEOD,
as Trustees

TO

LIZZIE L. WOODWARD and
J. ALLEN WALLIS.

:DEED OF RECONVEYANCE:

Dated,

December 14th, 1918.

WHEREAS the indebtedness secured to be paid by the Deed of Trust, executed by Lizzie I. Woodward and J. Allen Wallis to F. A. Brush and H. W. Beardin, as Trustees, dated the 15th day of February, 1917, and recorded in the County Recorder's office of the County of Sonoma, State of California in Liber 344 of deeds, at page 161 and following pages on March 3, 1917, has been fully paid.

NOW THEREFORE, we, J. H. McLeod and J. S. Sweet, having been duly and regularly appointed as the Trustees in the aforesaid Deed of Trust to succeed and in place of F. A. Brush and H. W. Beardin, by Resolution duly adopted by the Directors of Union Savings Bank, at a regular meeting of said Board of Directors held on the 7th day of October, 1918 and the said F. A. Brush and H. W. Beardin have heretofore conveyed to us all their right, title and interest as said Trustees under the aforementioned deed of trust, do hereby grant unto Lizzie I. Woodward and J. Allen Wallis, and their heirs and assigns, all the estate and interest derived to the said J. H. McLeod and J. S. Sweet by or through said Deed of Trust in or to

lands situated in the County of Sonoma, State of California and therein described, together with the appurtenances, special reference being hereby made to said Deed of Trust for a more particular description of said lands and premises.

To Have and To Hold the same unto the said Lizzie I. Woodward and J. Allen Wallis and their heirs and assigns forever.

In Witness Whereof &c.,

(Signed)

J. S. Sweet.

Trustee

J. H. McLeod,

Trustee.

Acknowledged,

December 14, 1918,

Before William H. Pool, N. P.

Sonoma County, Cal.

Recorded,

April 1st, 1919.

Liber of Deeds, page

J. ALLEN WALLIS and

IRMA WOODWARD WALLIS
(his wife)

TO

LIZZIE L. WOODWARD

(a widow)

:D E E D:

Dated,

April 1, 1919.

CONS: \$10.00

Do grant, bargain and sell, convey and confirm unto the said party of the second part and to her heirs and assigns forever, all their undivided one-half interest of, in and to all that certain lot, piece or parcel of land situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to-wit:-

The southwest quarter of section thirty-five (35), Township eight (8) North, Range nine (9) west M.D.M.

Excepting and reserving the following parcel of land heretofore conveyed to W. P. Slusser, to-wit:-

Beginning at the northeast corner of the southwest quarter of section thirty-five (35), Township eight (8), North, Range nine (9) west M. D. M. and running thence west on the quarter section line 364 feet to a post; thence southeasterly 220 feet to a post in the fence at a point 203 feet from the said quarter line; thence in an easterly direction $309\frac{1}{2}$ feet to a post in the fence on the west side of the road leading from Mt. Olivet to Windsor at a point 344 feet from the place of beginning;

J. ALICE SMITH and

HERS WIDOW SMITH
(his wife)

TO

EDWARD A. COCHRAN

(a widow)

W. E. A. B.

April 1, 1913.

Considered and

be Grant, bargain and sell, convey and confirm unto
the said party of the second part and to her heirs and
assigns forever, all their undivided one-half interest
in and to all that certain lot, piece or parcel of
land situate, lying and being in the County of Monroe,
State of Louisiana, and bounded and restricted as

follows, to-wit:-

The southeast quarter of section thirty-five (35),
Township eight (8) North, Range nine (9) East E. 2. N.

Reserving and reserving the following parcel of land
herebefore conveyed to W. E. A. B. to-wit:-

Beginning at the northeast corner of the southeast
quarter of section thirty-five (35), Township eight (8),
Range nine (9) East E. 2. N. and thence thence
west on the quarter section line 300 feet to a post;

thence southeasterly 320 feet to a post in the fence at a
point 200 feet from the east quarter line; thence in an
easterly direction 300 feet to a post in the fence on
the west side of the road leading from the place of beginning;
thence at a point 200 feet from the place of beginning;

thence north along the said road 344 feet to the place
of beginning, containing about 1 94/100 acres.

Together with all &c.,

(Signed) J. Allen Wallis. (SEAL)

Irma Woodward Wallis. (SEAL)

Witness: W.H.Pool.

Acknowledged,

April 1, 1919,

Before William H. Pool, N. P. Sonoma Co.

Cal.

Recorded,

April 1, 1919.

Liber of Deeds, page

J. ALLEN HALLIS and

ETNA HUBBARD HALLIS
(his wife)

TO

WILLIAM E. WILSON

(a widow)

IN WITNESS WHEREOF

April 1, 1919.

Dated,

COCKS: 10-20

to grant, bargain and sell, convey and confirm unto
the said party of the second part and to her heirs and
assigns forever, all their undivided one-half interest
of, in and to all that certain lot, piece or parcel of
land situate, lying and being in the County of Kansas,
City of Wichita, and bounded and particularized

as follows, to-wit:-

The southeast quarter of section thirty-five (35),
Township eight (8) North, Range nine (9) West N.E. 2.

Excepting and reserving the following parcel of land

herebefore conveyed to W. E. Wilson, to-wit:-

Beginning at the southeast corner of the southeast

quarter of section thirty-five (35), Township eight (8),

North, Range nine (9) West N.E. 2. and thence thence

west on the quarter section line 357 feet to a post;

thence southeasterly 250 feet to a post in the fence at a

point 250 feet from the said quarter line; thence in an

easterly direction 309 feet to a post in the fence on

the east side of the road leading from W. 41st to

W. 42nd at a point 244 feet from the place of beginning;

147
LIZZIE L. WOODWARD

(a widow)

TO

SAVINGS BANK OF SANTA ROSA

(a corporation)

:M O R T G A G E:

Dated,

April 1, 1919.

Mortgages the same land as described in the deed set out on page 143 of this Abstract, to secure the payment of a promissory note in the words and figures following to-wit:—

\$22,000.00

Santa Rosa, Sonoma County, Cal.,

April 1st, 1919.

On or before 3 years, after date at 3 o'clock P. M. of the day of maturity, for value received, I promise to pay to the Savings Bank of Santa Rosa, or order, at its banking house in the City of Santa Rosa, California, Twenty two Thousand Dollars, with interest at the rate of six per cent per annum from date until paid, payable semi-annually. Principal and interest payable in United States Gold Coin. Interest if not paid when due to be added to the principal and bear interest at the same rate until paid, or at the option of payee the whole amount of interest and principal shall thereupon become due and payable. I hereby waive presentment, protest and notice of dishonor.

\$4.40 I.R..Stamps Cd.

Lizzie L. Woodward.

thence north along the said road 3 1/2 feet to the place

of beginning, containing about 1 3/4 100 acres.

Together with all ac.

(Signed) J. Allen Wallis. (SEAL)

(SEAL) J. Allen Wallis.

Witness: V. E. Pool.

Attest: April 1, 1919.

Before William E. Pool, W. E. - Sonoma Co.

Cal.

Recorded, April 1, 1919.

Index of Books, page

"Also such other or further sums of money as may here-
after be advanced to said first party by said second
party during the continuance of this mortgage, and
evidenced by another or other promissory notes executed
by said first party."

(Mortgage Conditions)

(Signed)

Lizzie L. Woodward. (SEAL)

Witness: W.H.Pool.

Acknowledged,

April 1, 1919,

Before William H. Pool, N. P. Sonoma Co. Cal.

Recorded,

April 1, 1919,

Liber of Mortgages, page

WILLIAM L. WOODWARD

(a witness)

TO

SAVING BANK OF SANTA ROSA

(a corporation)

NOTES

April 1, 1919.

Read,

Whereas the above bank has deposited in the bank and
out on loan \$25,000.00 of this bank, to secure the
payment of a promissory note in the words and figures
following to-wit:-

\$25,000.00 Santa Rosa, Sonoma County, Cal.,

April 1st, 1919.

On or before 1 year, after date of 1st October 1919.
of the day of maturity, for value received, I promise
to pay to the SAVING BANK OF SANTA ROSA, or order, or
the banking house in the City of Santa Rosa, California,
Twenty five thousand Dollars, with interest at the rate
of six per cent per annum from date until paid. Payment
semi-annually. Principal and interest payable in
United States Gold Coins. Interest to be paid when the
same are added to the principal and bear interest at the
same rate until paid, or at the option of payee the
whole amount of interest and principal shall thereupon
become due and payable. I hereby waive presentment,
protest and notice of dishonor.

\$25,000.00

WILLIAM L. WOODWARD

T A X E S:-

STATE, COUNTY, SCHOOL & SPECIAL ROAD:-

For the years,

1916	Paid
1917	Paid
1918	Paid
1919	A lien (not yet payable)

NOTHING FURTHER.

Santa Rosa, Cal., April 1st, A.D.1919, at 3;21 o'clock

P.M.

W. H. Pool

SEARCHER OF RECORDS,

Sonoma County, Cal.

H

Also such other or further sums of money as may here-

after be advanced to said first party by said second

party during the continuance of this mortgage, and

advanced by another or other necessary notes executed

by said first party."

(Mortgage Conditions)

Little E. Woodward. (SEAL)

(Signed)

Witness: W. H. Pool.

April 1, 1919.

Recorded.

Before William H. Pool, R. P. Recorder Co. Cal.

April 1, 1919.

Recorded.

After of Mortgage, page

W. H. Pool
BOND

437.0

1988.11

Wm. M. Smith, Agent & Attorney
State, County, School & District

For the year	1910
1911	1912
1913	1914
1915	1916
1917	1918
1919	1920
A year (not yet taxable)	
NOTHING FURTHER.	
Santa Rosa, Cal., April 1st, 1911, at 5:11 o'clock	
P.M.	
<i>Wm. M. Smith</i>	
RECORDED BY RECORDER	
SANTA ROSA COUNTY, CAL.	

BOND

WILLIE R. MILL

F. G. NAGLE
Searcher of Records
SANTA ROSA
Sonoma County, Cal.

Township 8. North Range. 9 West, M.D.M.



